

Renewal of lease of 4 Blossom Street.

Dated the 18th November 1824.

James Tillard Esq. to Joshua Le Mare

Commences March 1829

Term 21 years

Expires at March 1850

THIS INDENTURE made the eighteenth day of November in the year of our Lord one thousand eight hundred and twenty four BETWEEN JAMES TILLARD of Street End near Canterbury in the county of Kent Esquire of the one part and JOSHUA LE MARE of Blossom Street North in the Parish of Saint Leonard Shoreditch in the county of Middlesex Silk Manufacturer of the other part WITNESSETH that in consideration of the yearly rent covenants and agreements hereinafter reserved and contained on the part of the said Joshua Le Mare his Executors Administrators and Assigns to be paid and performed He the said James Tillard HATH demised and leased and by these presents DOTH demise and lease unto the said Joshua Le Mare his Executors Administrators and Assigns ALL that piece or parcel of ground with the Messuage or Dwellinghouse erected and standing thereon situate on the West side of Blossom Street aforesaid distinguished or known by the number 4 and now in the occupation of the said Joshua Le Mare which Premises are more particularly described or delineated in the plan thereof drawn in the margin of these presents Together with all and singular outbuildings ways paths passages lights watercourses and appurtenances to the said Messuage or Dwellinghouse and Premises belonging or appertaining or therewith usually occupied or enjoyed TO HAVE AND TO HOLD the said piece or parcel of ground Messuage or Dwellinghouse and Premises hereby demised or mentioned so to be unto the said Joshua Le Mare his Executors Administrators and Assigns from the twenty ninth day of September which will be in the year of our Lord one thousand eight hundred and twenty nine for and during and unto the full end and term of twenty one years from thence next ensuing and fully to be complete and ended YIELDING AND PAYING therefore yearly and every year during the said term unto the same James Tillard his Heirs and Assigns the clear yearly rent or Sum of Fifteen pounds fifteen shillings of lawful Money of Great Britain on the four most usual days or times of payment in the year that is to say the Twenty fifth day of December the Twenty fifth day of March the Twenty fourth day of June and the Twenty ninth day of September in each and every year by even and equal portions free and clear and from the Land Tax Sewers rate and other taxes charges rates impositions and assessments whatsoever which are or shall during the said term be laid or imposed on the said Premises or any part thereof or on the Landlord or Occupier in respect of the same by Authority of Parliament or Otherwise howsoever the first of which quarterly payments is to be made on the Twenty fifth day of December in the said year of our Lord one thousand eight hundred and twenty nine AND the said Joshua Le Mare for himself Heirs Executors and Administrators doth hereby covenant promise and agree to and with the said James Tillard in the manner following (that is to say) that he the said Joshua Le Mare his Executors Administrators or Assigns shall and will well and truly pay or cause to be paid unto the said James Tillard his Heirs and Assigns the said clear yearly rent or sum of Fifteen pounds fifteen shillings of lawful Money of Great Britain free and clear as aforesaid for and during the said term of twenty one years on such days and times and in such manner as the same is hereinbefore reserved and made payable AND ALSO shall and will pay bear and discharge Land Tax Church duties parish duties Militia assessments sewers assessments watchings and all other taxes charges rates assessments and impositions whatsoever which are or shall during the said lease be laid or imposed upon the said Messuage or Dwellinghouse and Premises or any part thereof or on the Landlord or Occupier in respect of the same by authority of Parliament or otherwise howsoever And further that the said Joshua Le Mare his Executors Administrators or Assigns shall and will forthwith put the said Messuage or Dwellinghouse and Premises into good substantial and tenantable repair and condition and build an additional story thereon to the satisfaction of the Surveyor for the time being of the said James Tillard his Heirs or Assigns And also shall and will during the said term of twenty one years at his or their own proper costs and charges as often as need or occasion shall be or require well and sufficiently repair uphold support sustain maintain tile glaze paint lead pave purge empty scour cleanse amend and keep the said Messuage or Dwellinghouse and Premises hereby demised with all and singular the pavements glass windows privies suites leaden pipe gutters and Hydraults and other appurtenances to the same belonging in and by and with all and all manner of needful and necessary reparations tilings glazings leadings paintings pavings purgings emptyings scourings and cleanings And also once in every three years of the said term of twenty one years paint twice in good oil and white lead paint all the external wood and iron work of and belonging to the said premises hereby demised And the said Messuage of Dwellinghouse and Premises with

the appurtenances being so well and sufficiently repaired as aforesaid at the end of the said term or other sooner determination of this present Lease which shall first happen unto the said James Tillard his Heirs or Assigns shall and will peaceably and quietly leave surrender and yield up together with all erections and buildings marble and other chimney pieces hearths slabs closets shelves sashes doors locks keys hinges bars bolts leaden pipes gutters and other fixtures and things which now or which at any time during the said term shall be fixed fastened or set up within or upon the said demised premises or any part thereof save and except such as shall be for the purpose of Trade reasonable use and wear thereof in the mean time excepted And further that it shall and may be lawful to and for the said James Tillard his Heirs and Assigns and his and their Agents with workmen and others or without twice or oftener in every year during the said term of twenty one years at reasonable times in the day time to enter and come into and upon the said demised Messuage or Dwellinghouse and Premises or any part thereof and then and there to view search and see the state and condition of the reparations of the same and of all defects decays and wants of reparation then and there found from time to time to give or leave notice or warning in writing at the said demised premises or some part thereof to or for the said Joshua Le Mare his Executors Administrators or Assigns to repair and amend the same within the time or space of three calendar months within which said time or space of three calendar months the said Joshua Le Mare his Executors Administrators or Assigns shall and will amend and repair the same accordingly And also that there shall not during the said term of twenty one years hereby granted be erected used or exercised by the said Joshua Le Mare his Executors Administrators or Assigns or by any other person or persons whomsoever in or upon the said demised Premises or any part thereof any Steam Engine or Furnace or the Trade or Business of a Tallow Melter Tallow Chandler Tobacco pipe maker Tobacco pipe burner founder japanner maker of Lamp black Soap boiler Soap maker or any other noisy noisome or offensive Trade whatsoever without the privity and consent of the said James Tillard his Heirs or Assigns in writing for that purpose first obtained And moreover that he the said Joshua Le Mare his executors Administrators or Assigns shall and will at his and their own proper costs and charges from time to time and at all times during the continuance of the said term of twenty one years well and efficiently insure and keep insured from loss or damage by fire the said Messuage or Dwellinghouse and outbuildings hereby demised in the sum of eight hundred pounds in the Albion Insurance Office in Bridge Street Blackfriars or in other public office of Insurance from Fire in London as shall be approved by him the said James Tillard his Heirs or Assigns in joint names of him the said James Tillard his Heirs or Assigns and the said Joshua Le Mare his Executors Administrators or Assigns and that in default of the payment of the premium and duty for such insurance by the said Joshua Le Mare his Executors Administrators or Assigns it shall and may be lawful to and for the said James Tillard his Heirs or Assigns from time to time to pay the same and that the said Joshua Le Mare his Executors Administrators or Assigns shall repay or cause to be repaid unto the said James Tillard his Heirs or Assigns the sum or sums of Money which shall be so advanced by him or them in payment of the said premium or premiums and duty at such of the said quarter days as shall next happen after such payment thereof by him the said James Tillard his Heirs or Assigns and that he and they shall be entitled to the like remedy by distress or otherwise for the recovery of the same as for the said rent of Fifteen pounds fifteen shillings hereby reserved And it is hereby declared that in case the said premises of any part thereof shall happen to be destroyed by or by means of fire that the said Joshua Le Mare his Executors Administrators or Assigns shall and will lay out and apply the Monies to be received by virtue of such Insurance in repairing rebuilding and in putting the said Premises in at least as good state and condition as the same were before such Fire happened PROVIDED ALWAYS that in case shall happen that the said yearly rent or Sum of Fifteen pounds fifteen shillings or any part thereof shall be behind or unpaid by the space of fourteen days next over or after any of the said days or times of payment in which the same ought to be paid as aforesaid or if the said Joshua Le Mare his Executors Administrators or Assigns shall not well and truly observe perform fulfil and keep all and every the Covenants and Agreements hereinbefore contained on his and their parts to be kept done and performed then and in any of the said cases it shall and may be lawful to and for the said James Tillard his Heirs or Assigns into and upon the said demised Messuages or Dwellinghouse and Premises with the appurtenances or into and any part thereof in the name of the whole wholly to reenter and the same to have again repossess and enjoy as in his or their first and former Estate and the said Joshua Le Mare his Executors Administrators and Assigns and all other tenants or Occupiers of the said demised premises thereout utterly to eject put out and remove any thing herein contained to the contrary notwithstanding AND the said James Tillard for himself his Heirs Executors and Administrators doth hereby covenant promise and agree to and with the said Joshua Le Mare his Executors Administrators or Assigns that he the said Joshua Le Mare his Executors Administrators or Assigns paying the said clear yearly rent of Fifteen pounds fifteen shillings hereby reserved in manner aforesaid and performing the Covenants and Agreements herein contained on his or their part to be performed and kept shall and may peaceably and quietly have hold or occupy and enjoy the said hereby demised Messuage or Dwellinghouse and Premises during the said term of twenty one years hereby granted without any let suit denial eviction ejection or interruption of or by the said James Tillard his Heirs or Assigns or any other person or persons lawfully claiming or to claim by from

or under him them or any of them or by his their or any of their acts means consent or procurement IN WITNESS whereof the said parties to these presents hereunto set their hands and seals the day and year first above written.

Signed sealed and delivered by the within named James Tillard in the presence of Stephen Hollander
Frederick Howard Servants to James Tillard Esquire

The original Indenture is held by John Sutton Le Mare of Ipswich.

Plan of ground floor at No 4 Blossom Street, Spitalfields,
 copied from the Indenture of Renewal of Lease, 1824.

