



ANNO QUADRAGESIMO SEXTO

GEORGI III. REGIS.

Cap. 143.

An Act for enabling the Trustees of certain Charity Lands at *Deptford*, in the County of *Kent*, to grant Building Leases thereof. [21st July 1806.]

WHEREAS by Indenture made the Twenty-seventh Day of Indenture of 27th March 1749.
March One thousand seven hundred and forty-nine, between Sir *John Evelyn* of *Wotton*, in the County of *Surrey*, Baronet, of the one Part, and *John Evelyn*, Son and Heir Apparent of the said Sir *John Evelyn* Baronet, and the Reverend *Thomas Anguish*, Vicar of the Parish Church of *Saint Nicholas*, in *Deptford*, in the County of *Kent*, Clerk, of the other Part, the said Sir *John Evelyn*, for the Purposes and Considerations therein mentioned, did grant, bargain, and sell unto the said *John Evelyn* the Son, and *Thomas Anguish*, and their Heirs, a certain Piece or Parcel of Garden Ground therein described, and therefore known by the Name of *Slow's Field*, situate at or near *Tanner's Hill*, in the Parish of *Saint Paul*, *Deptford*, in the said County of *Kent*, containing, by Estimation, Four Acres or thereabouts, together with all Ways, Paths, Passages, Watercourses, Fences, Gates, Profits, Commodities, Hereditaments, and Appurtenances whatsoever, to the said Piece or Parcel of Garden Ground belonging or appertaining, and all the Estate, Right, Title, and Interest of the said Sir *John Evelyn* to the said Premises, to hold the said Piece or Parcel of Garden Ground, with their Appurtenances, unto the said *John Evelyn* the Son, and *Thomas Anguish*, their Heirs and Assigns for ever, upon Trust to permit and suffer the Churchwardens and Overseers of the Poor for the Time being, of the said Parish of *Saint Nicholas* in *Deptford*, to receive the Rents and Profits of the said Piece or Parcel of Garden Ground and Premises, to and for the Use and Benefit of the Poor of the said Parish of *Saint Nicholas* in *Deptford* aforesaid; and that upon the Decease, either of the said *John Evelyn* the Son, or the said *Thomas Anguish*, the

[*Loc. & Per.*] 33 C Survivor

Survivor of them should convey the said Piece or Parcel of Garden Ground unto the Heir Male of the Body of the said *John Evelyn* the Son, or the succeeding Vicar of the said Parish of *Saint Nicholas, Deptford*, aforesaid, as the Case might require, and so from Time to Time upon every Decease of a Trustee, the Survivor should convey the said Premises in such Manner as that the Heir Male of the said *John Evelyn* the Son, and the Vicar of the said Parish of *Saint Nicholas, Deptford*, for the Time being, should always be the Trustees mentioned, and that the Trustee or Trustees for the Time being should, at the Request, Costs, and Charges of the said Churchwardens and Overseers of the Poor of the said Parish, let and demise the said Piece or Parcel of Garden Ground and Premises, to any Person or Persons, for any Term or Number of Years, not exceeding Twenty-one Years in Possession, and not in Reversion, for the best improved Rent which could be reasonably had or gotten for the same: And whereas the said Trust Estate is now become legally vested in *Sir Frederick Evelyn*, of *Wotton*, in the County of *Surrey*, Baronet, and the Reverend *John Drake*, Doctor in Divinity, the present Vicar of the Parish of *Saint Nicholas, Deptford*, in the said County of *Kent*: And whereas, the said Trust Estate is very conveniently situated for building upon, and it will tend very much to the Improvement thereof, and to the Benefit of the Poor of the said Parish, if the Trustees for the Time being under the said Indenture were authorised and enabled to grant Leases for long Terms of Years, of all or any Part of the Land comprized in the said Indenture; but, by reason of the Restriction contained in the said Indenture, such Leases cannot be effectually made without the Aid of Parliament: Wherefore Your Majesty's most dutiful and loyal Subjects the said *Sir Frederick Evelyn* and *John Drake*, the Trustees aforesaid, together with the Churchwardens and Overseers of the Poor of the said Parish of *Saint Nicholas, Deptford*, Do most humbly beseech your Majesty, That it may be enacted; and be it enacted, by the King'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, That it shall and may be lawful, to and for the said *Sir Frederick Evelyn* and *John Drake*, their Heirs and Assigns, by Indenture, sealed and delivered in the Presence of, and attested by Two credible Witnesses, to demise, lease, and grant all or any Part or Parts of the Ground or Premises, comprized in the said Indenture, with the Rights, Members, Easements, and Appertenances thereto belonging, unto any Person or Persons, who shall be willing to build upon the same, in the Manner, by the Lease or respective Leases so to be granted, to be specified for any Term or Number of Years absolute, not exceeding the Term of Ninety-nine Years, to take Effect in Possession, and not in Reversion, or by way of future Interest, with Liberty for the Lessee or Lessees to take down all or any Part or Parts of any Buildings, which may be standing upon the Premises, in any such Lease or Leases respectively to be comprized, and to convert and dispose of the Materials thereof, to such Uses and Purposes as shall be therein mentioned and agreed upon; and also to lay out and appropriate any Part of the Premises, to be comprized in such Lease or Leases, as or for a Yard or Yards, Garden or Gardens, to any Building or Buildings, which may be built upon the Premises, or as and for a Way or Ways, Street or Streets, Road or Roads, Avenue or Avenues, Passage or Passages, Sewer or Sewers, for the Use and Convenience of the Lessee

Trustees.

Trust Estate,
conveniently
situated for
building.Power to
grant Leases
for Ninety-
nine Years.

Lessee or Lessees, or other Tenants or Occupiers of the Premises, in such Manner as shall be mentioned and agreed upon in such Grant, Lease, or Demise, together with such Privileges and other Easements, as shall, by the said Trustees, be deemed reasonable or convenient, so as there be reserved in and by such Leases, Demises, or Grants respectively, the best and most improved Yearly Rent that can be reasonably had or gotten for the same, to be made payable Quarterly, free from all Deductions whatsoever, Regard being had to the Value of the Buildings (if any) to be comprized in such Demises or Leases, without taking any Fine, Premium, or Fore-gift, or any Thing in the Nature thereof, for the making of such respective Leases, and so as there be contained in such Demises or Leases respectively, Covenants from the respective Lessees, to pay the Rent thereby reserved to build and keep in Repair the Messuages, Erections, and Buildings, which may be agreed to be erected and built on the Premises, and to surrender and leave in Repair the Messuages, Erections, and Buildings to be erected and built upon the Premises, thereby respectively to be leased at the End of the Term or Terms in such Leases granted, and so as there be contained in such Demises or Leases respectively, a Power for the Lessors and their Surveyors and Agents to enter upon the Premises; and to inspect the State and Condition thereof, and all such other usual and proper Covenants, Provisoes, and Conditions on the Parts of the respective Lessees, as are usually contained in Building Leases in and near the City of *London*, or in the County of *Kent*, and so as there be also contained in such Leases, Demises, or Grants respectively, Conditions of Re-entry for Non-payment of the Rent, to be thereby reserved, or Non-performance of the Covenants, Provisoes or Conditions on the respective Lessees' Part, and so as the respective Lessees do severally execute Counterparts of their respective Leases.

II. And be it further enacted, That the Charges and Expences incident to and attending the obtaining and passing this Act, shall and may be defrayed out of the Poor Rates of the said Parish. Expences of the Act.

III. Saving always, to the King's most Excellent Majesty, His Heirs and Successors, and to all and every other Person and Persons, Bodies Politic and Corporate, his, her, and their Heirs, Successors, Executors, and Administrators, (other than and except all and every the Person and Persons, Bodies Politic and Corporate, claiming under the said Indenture, and their Heirs, Executors, Administrators and Successors), all such Estate, Right, Title, Interest, Claims, and Demands whatsoever, of, into, or out of the Premises comprized in the said Indenture, as they, or any of them, had before the passing of this Act, or could or might have had, held, or enjoyed, in case this Act had not been made. General Saving.

IV. And be it further enacted, That this Act shall be printed by the Printer to the King's most Excellent Majesty, and a Copy thereof so printed shall be admitted as Evidence thereof, by all Judges, Justices, and others. Printed by King's Printer, and Copy Evidence.

