

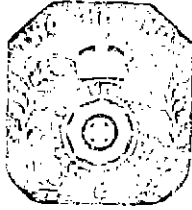
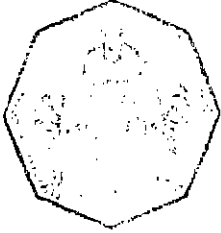
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Title Number AV48941

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ISSUED BY THE PLIMOUTH DISTRICT LAND REGISTRY

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This Lease is made the *seventeenth* day of *December*

One thousand nine hundred and *thirty-four*

BETWEEN RICHARD WALTER JENNINGS and WILLIAM CHARLES JENNINGS both of 221 Canbrook Road Redland in the City and County of Bristol Builders . . . . .

(hereinafter called "the Lessors") of the one part and JOHN CHARLES GAY of 119. Jersey Avenue Brislington Bristol aforesaid Motor Driver . . . . .

(hereinafter called "the Lessee ") of the other part

WHEREAS

1. The Lessors agreed with the Lessee to grant to him the Lease hereinafter contained in consideration of the rent and covenants hereinafter respectively reserved and contained and in consideration also of his agreeing to erect the messuage or dwellinghouse hereinafter mentioned

2. The Lessors have subsequently at the request of the Lessee erected such messuage or dwellinghouse for the sum of THREE HUNDRED AND FIFTY POUNDS. . . . .

NOW in pursuance of the said agreement and in consideration of the rent hereinafter reserved and of the covenants by the Lessee hereinafter contained and also in consideration of the sum of Three hundred and fifty pounds . . . . . being the agreed price of the said messuage or dwellinghouse on or before the execution of this Lease paid to the Lessors by the Lessee (the receipt whereof the Lessors hereby acknowledge) THIS DEED WITNESSETH as follows:—

1. The Lessors hereby demise unto the Lessee ALL THAT plot of land part of the Brislington . . . . . Estate of the Lessors containing by admeasurement 18 feet and 9 inches feet (more or less) in front and depth backwards of One Hundred and fifteen . . . feet (more or less) fronting Jersey Avenue in the parish of Brislington in the City and County of Bristol . . . . . which said piece of land hereby demised is for the purpose of identification only and not by way of restriction or limitation delineated in the plan annexed to this Deed and therein coloured pink and numbered. . 119. . . AND ALSO ALL THAT messuage or dwellinghouse erected by the Lessors thereon or on some part thereof and known or intended to be known as No. 119. Jersey Avenue . . . . . aforesaid Together also with the right to use for all usual purposes all roads sewers drains and watercourses now or hereafter laid out through in or upon any adjoining land of the Lessors near which the said messuage is or shall be connected the Lessee paying a proportionate part of the expense of keeping the same in repair until the same shall be taken over by the Local Authority Except and reserved unto the Lessors and their Successors in title owners of the adjoining land and other persons entitled thereto the right to the free passage of water and soil through the drains sewers and watercourses in upon or under the said premises And also except and reserved unto the Lessors or other the person or persons entitled thereto and their successors in Title the mines and minerals lying thereunder with the rights of working the same by underground workings only and making compensation for any damage done to the surface of the said plot of land or any Buildings thereon TO HOLD the said premises hereby demised Unto the Lessee his executors administrators and assigns for the term of nine hundred and ninety-nine years from the *seventeenth* day of *December* 19*54* Yielding and paying therefore during the said term the yearly rent of Four Pounds ten shillings by equal half-yearly payments on the 25th day of March and the 29th day of September in every year clear of all deductions except Landlords Property Tax the first payment consisting of a proportionate part of the said rent from the *seventeenth* day of *December* 19*54* and to be made on the *Twenty-first*

2. The Lessee hereby . . . . .covenants with the Lessors that the Lessee his executors administrators and assigns shall and will pay the said yearly rent hereby reserved at the times and in manner hereinbefore appointed for payment thereof free from all deductions (except Landlords Property Tax) And also will pay all rates taxes assessments and outgoings which now are or hereafter during the said term shall be charged upon or assessed upon the said demised premises or on the Landlord or Tenant in respect thereof (except Landlords Property Tax as aforesaid) and will at all times during the said term pay a proper proportion of the expense of making or repairing all roadways paths fences drains sewers and party walls which now are or at any time during the said term shall belong to the demised premises in common with other premises until as to such roads paths drains and sewers the same shall be taken over by the Local or other Authority such proportion in case of dispute to be settled by the Surveyor of the Lessors And also will keep the messuage and buildings thereby demised and any other buildings which at any time during the said term may be erected on the said plot of land insured in the full amount of the value thereof against loss or damage by fire in the British Law Insurance Company or such other Insurance Office as the Lessors might approve and will on demand produce to the Lessors or their Agents the Policy and receipt for the current year's premium for such Insurance and if at any time the demised buildings or any part thereof shall be destroyed or damaged by fire will forthwith rebuild and reinstate the same under the direction and to the satisfaction of the Lessors or their Surveyor And also will at all times during the said term keep the demised buildings with the windows sewers drains boundary walls or fences gates fixtures and other appurtenances in good and substantial repair and condition And will permit the Lessors and their Agents or Surveyor at all reasonable times in the daytime but not oftener than twice in any one year to enter into and upon the said plot of land and the buildings thereon to inspect the condition thereof And to give or leave notice in writing upon the demised premises to the Lessee of all defects and wants of reparation then and there found and will within three calendar months after such notice well and sufficiently repair and make good such defects and wants of repair whereof notice shall have been so given or left And will at the end or sooner determination of the term hereby granted peaceably and quietly yield up to the Lessors the plot of ground and buildings hereby demised and all fixtures fittings and appurtenances belonging thereto in good and substantial repair and condition And will permit the boundary walls and fences to be used as party walls and fences by any person or persons building on adjacent plots such person or persons paying a proportionate part of the expense of keeping the same in repair And will not without the consent in writing of the Lessors erect upon the said plot of land hereby demised any other buildings or erection than the said messuage or dwellinghouse except a garage conservatory or greenhouse at the rear of the said dwellinghouse or without such consent alter the front elevation of the said buildings or the heights of the chimneys belonging thereto And will not carry on or permit to be carried on upon the said premises any trade or business or anything which may be or become a nuisance or annoyance to the Owners or occupiers of the neighbouring premises nor erect affix or exhibit thereon any advertisement or anything which in the opinion of the Lessors or their Surveyor is unsightly or detrimental to the neighbourhood but will use the same as a private dwellinghouse only

3. PROVIDED ALWAYS and these presents are upon the express condition that if the rent hereby reserved or any part thereof shall remain unpaid for the space of twenty-eight days after the same shall have become due (although no formal or legal demand shall have been made for the payment thereof) or in case of the breach non-observance or non-performance of any of the covenants or conditions on the part of the Lessees hereby conveyed then and in any such case and notwithstanding the waiver of any previous default or breach it shall be lawful for the Lessors at any time thereafter and notwithstanding the waiver of any previous right to do so into and upon the demised premises or any part thereof in the name of the whole to re-enter and the same to have again possess and enjoy as in their former estate And the Lessors hereby covenant with the Lessee that the Lessee paying the rent hereby reserved at the times and in manner aforesaid and observing and performing all the covenants and conditions on his part hereinbefore contained shall and may peaceably and quietly possess and enjoy the demised premises for the term hereby granted without any lawful interruption or disturbance by the Lessors or any person or persons rightfully claiming for or under or in trust for them

4. AND IT IS FURTHER DECLARED that the Lessors shall be at liberty to sell or otherwise deal with any portions of their other land adjacent to or near the

said premises hereby demised subject to or free from all or any of the stipulations herein contained or modify the same and the exercise of such right shall not release the Lessee from any of his covenants herein contained.

5. AND IT IS ALSO DECLARED that all light or air enjoyed by the Lessee over the adjoining land of the Lessors shall be deemed to be enjoyed by the license or consent of the Lessors and not as of right



6. AND IT IS HEREBY DECLARED that the expressions "the Lessors" and "the Lessee" used in these presents shall include all persons or companies deriving title under them respectively

7. AND IT IS HEREBY CERTIFIED that the transaction hereby effected does not form part of a larger transaction or of a series of transactions in respect of which the amount or value or the aggregate amount or value of the consideration (other than rent) exceeds £500

IN WITNESS whereof the parties hereto have hereunto set their hands and seals this day and year first before written

SIGNED SEALED AND DELIVERED  
by the said RICHARD WALTER  
JENNINGS and WILLIAM CHARLES  
JENNINGS in the presence of:-

*44 Harry  
37 Baten St  
Bristol*

*R. W. Jennings*   
*William Jennings* 





JERSEY AVENUE.

115	117	119	121	123	125	127	129	131	133	135	137	139	141	143	145
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**H.M. LAND REGISTRY**  
 TITLE No. AV48941  
 PHOTOGRAPHIC COPY  
 (liable to distortion in scale)  
 of PLAN to LEASE  
 dated 17.12.1934.

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