

Memorandum of Agreement made the *First* day of *November*.

One thousand nine hundred and twenty six between ANCHOR TENANTS LIMITED whose registered office is Laburnham Road, Garden Suburb Humberstone in the County of Leicestershire (hereinafter called "the Landlords") of the one part and *Owen Duntley*

of the other part WHEREAS the premises comprised herein have ceased to be subject to the Rent and Mortgage Restrictions Acts 1920 and 1923 as the statutory or other tenancy by virtue of the said Acts has since the *30th October 1926* been

determined and the said premises have come into the actual possession of control of the Landlords as the parties hereto admit AND WHEREAS the said parties have mutually agreed upon a letting free and decontrolled from the said Acts NOW

THEREFORE the LANDLORDS agree to let and the TENANT to take ALL THAT messuage or tenement and premises with the garden and appurtenances thereto belonging situate and known as "*MILFORD* ~~The Laurels~~ Fern Rise Humberstone in the County of Leicester with the Landlords fixtures and fittings therein TO HOLD the same upon a weekly tenancy to commence on the *Fifteenth of November*

One thousand nine hundred and twenty six at the clear weekly rent of ~~EIGHTEEN~~ EIGHT SHILLINGS AND SIXPENCE per week payable weekly on Mondays and the tenant agrees as follows:-

1. To pay the rent reserved as aforesaid and to keep, use and occupy the said house as a private dwelling house only and not to permit the same to be used for the purpose of carrying on any trade or business therein without the Landlords' consent in writing.
2. To pay all rates, charges and assessments, and outgoings in respect of the said house () Landlords Property tax only excepted.
3. To pay in addition the sum of One Shilling and Threepence per week as a weekly subscription to the Share Capital of Anchor Tenants Limited.
4. To invest in the Loan Stock of Anchor Tenants Limited the sum of £100 at 4p.c.p.a.
5. Not to hold or permit to be held upon the said premises any sale by auctioneer, to assign or underlet the said premises or any part thereof furnished or unfurnished without



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the consent in writing of the Landlords.

6. Not to permit or do anything which may be, or become a nuisance or annoyance to any of the tenants of premises adjoining.
 7. To put into and keep the whole of the interior of the said premises clean and in good decorative condition including painting and papering and so to leave the premises at the expiration of the tenancy hereby created to the satisfaction of the Landlords' Agent and to maintain in good order and condition so much of the ditch hedge fence and path as may be coextensive with his garden and also to keep the garden clean and cultivated and in proper order.
 8. At the expiration or determination of the tenancy hereby created to deliver the said premises to the Landlords in such good repair and condition as aforesaid together with all fixtures and will replace all broken glass.
 - 9 To permit the Landlords with or without ~~permission~~ workmen during the said term at convenient times of the day to enter upon the said premises in order to examine the state and condition thereof.
 - 10 To return to the Estate Office his Rent Book for a yearly audit.
 11. Not to erect any outbuildings or fences upon the premises without first submitting a rough sketch plan to, and obtaining the approval of the Landlords' Committee and not to plant any standard trees less than nine feet or bush trees less than six feet or small bushes less than ~~xxx~~ three feet from any adjoining garden.
 - 12 Not to keep pigs upon the said premises and to keep any pigeons and poultry within the limits of his own garden .
- AS WITNESS the hands of *M. P. Rothery* for and on behalf of Anchor Tenants Limited and of the said

Owen Dunlop

August 25th 1928.

It is hereby further agreed to alter the name of the house to
" Bramksome" and that the rent be Ten Shillings and Ninepence per week.
For and on behalf of Anchor Tenants Ltd.

M. P. Rothery. Secretary.

and of the Tenant.

M. P. Rothery