

Memorandum of an Agreement made  
and entered into the day of July  
1872, between Edward Johnstone Seaton,  
acting for and on behalf of the Corporation  
of Trinity House, London, of the one part,  
and Janet Mount, Widow of Charles Row, Tower  
Hill, London, of the other part.

Whereby the said Edward Johnstone  
Seaton (subject to the approval and  
confirmation by the Corporation of Trinity  
House) doth agree to grant, and the  
said Janet Mount for herself, her  
executors and administrators, to, take,  
a lease by indenture, of all that  
messuage, tenement, or dwellinghouse,  
with the appurtenances, situate & being  
No. 33, Trinity Square, Tower Hill, London,  
in the County of Middlesex, for the  
term of seven years, at the yearly  
rent of twenty Pounds (£20.00.00),  
payable by four equal payments, clear  
of all existing and future taxes, rates,  
deductions, and outgoings whatever, on  
the four usual quarter days, the first  
quarterly payment to be made on  
the 29th of September, next - and it  
is further agreed that the said lease  
shall contain covenants on the part  
of the said Janet Mount her Executors,  
and administrators to pay rent, taxes  
and rates and also to keep the said premises  
during the said term, and deliver them  
up at its expiration, or sooner

of repair and condition as they are now in (fair wear and tear only excepted) and also to reimburse the Corporation the annual premium on the insurance of the said premises, from loss by fire, during the said term, and also not to assign, underlet, or let the said premises without licence in writing from the said Corporation of Trinity House.

And also not to carry on or permit to be carried on, in the said premises, the trade or business of a Distiller, Tavern Keeper, Victualler, or Retailer of Liquors, Public House Keeper, Tanner, Tallowmonger, Currier, Leather Dresser, Soap boiler, White Lead Maker, Sugar Refiner, or any other business or employment which in the opinion of the said Corporation of Trinity House shall be deemed to be noxious or offensive or otherwise objectionable, nor permit or suffer to be altered or defaced, the frontage or elevation of the said Messuage, Tenement or dwellinghouse.

And the said Indenture of Lease shall contain a proviso, empowering the said Corporation of Trinity House, to re-enter on the said premises, and avoid the said term, in case of non payment of the reserved rent for twenty-one days after the same shall become payable, or in case of non performance of any of the covenants of the said lease, on the part of the

said Janet Erskine to be observed and performed. And it is further agreed, that the said lease, shall contain a covenant on the part of the lessor, that subject to the payment, of the rents, and performance of the covenants by the said Janet Erskine, her executors, administrators or assigns, she or they, the said Janet Erskine her executors, administrators and assigns shall peaceably, and quietly, hold and enjoy the said premises for the term thereby demised. And it is further agreed that the expense of preparing the said lease shall be paid and borne, by the said Janet Erskine.

In Witness whereof the said parties hereto have set their hands the day and year above mentioned.

*E. Sutton*  
*Janet Erskine*

Witness

*J. D. Robertson*

Memorandum Of an Agreement made and entered into this day of July 1872, between Edward Johnstone Seaton, acting for and on behalf of the Corporation of Trinity House, London, of the one part and Janet Mouat, No 8 Coopers Row, Tower Hill, London of the other part.

Whereby the said Edward Johnstone Seaton (subject to the approval and confirmation by the Corporation of Trinity House) doth agree to grant, and the said Janet Mouat for herself, her executors and administrators, to take, a lease by indenture, of all that missuage, tenement, or dwelling house, with the appurtenances, situate and bring No. 33 Trinity Square, Tower Hill, London in the County of Middlesex, for the term of seven years, at the yearly rent of Ninety Pounds (£90.-.-) payable by four equal payments, clear of all existing and future taxes, rates, deductions, and outgoings whatever, on the four usual quarter days, the first quarterly payment to be made on the 29<sup>th</sup> of September next and it is further agreed that the said lease shall contain covenants on the part of the said Janet Mouat her Executors and administrators to pay rent, taxes and rates and also to keep the said premises during the said term, and deliver them up at its expiration , or sooner determination, in as good a state of repair and condition as they are now in (fair wear and tear only excepted) and also to re-imburse the Corporation the annual premium on the Insurance of the said premises, from loss by fire during the said term, and also not to assign, underlease, or let the said premises without license in writing from the said Corporation of Trinity House.

And also not to carry on or permit to be carried on, in the said premises, the trade or business of a Vintner, Tavern Keeper, Victualler, or Retailer of Liquors, Public House Keeper, Tanner, Fishmonger, Currier, Leather Dresser, Soap Boiler, White Lead Maker, Sugar Refiner, or any other business or employment which in the opinion of the said Corporation of Trinity House shall be deemed to be noisome or offensive or otherwise objectionable, nor permit or suffer to be altered or defaced, the frontage or elevation of the said missuage?, tenement or dwelling house.

And the said Indenture of Lease shall contain a proviso, empowering the said Corporation of Trinity House, to re-enter on the said premises, and avoid the said term, in case of no payment of the unserved rent for twenty-one days after the same shall become payable, or in case of non performance of any of the covenants of the said lease, on the part of the said Janet Mouat to be observed and performed. And it is further agree, that the said lease, shall contain a covenant on the part of the Lessor, that subject to the payments of the rents, and performance of the covenants by the said Janet Mouat, her executors, administrators or assigns, she or they, the said Janet Mouat her executors, administrators and assigns shall privately and quietly hold and enjoy the said premises for the term thereby demised. And it is further agreed that the expense of preparing the said Lease shall be paid and borne by the said Janet Mouat.

In Witness whereof the said parties hereunto have set their hands the day and year above mentioned.

Signed by

E Seaton  
Janet Mouat