

Copy of an Agreement made this day of One Thousand eight hundred and ninety five Between Samuel Whitbread of Southill in the County of Bedford Esq. hereinafter called the "Landlord" of the one part and the Reverend John Brown D.D. John Lily Anthony Chemist Richard Henry Poynter Bookseller's Assistant and Thomas Edward Rose Draper all of Bedford in the County of Bedford hereinafter called the "Tenants" of the other part.

Whereby the Landlord agrees to let and the Tenants to take All those six rooms in the Moot Hall situate on the Green in the parish of Elstow in the County of Bedford one of such rooms being situate on the Eastern side of the ground floor and the remaining five rooms being over and comprising the upper floor of the said Moot Hall with the free right of way at all times to from and between the said several rooms upon the terms and conditions following that is to say —

1. The Tenancy is to be for one year from the              day of One thousand eight hundred and ninety five and so on from year to year determinable by either the Landlord or the Tenants at any one of the usual quarter days by any one of the parties giving to the other six calendar month notice in writing —

2. The rent is to be Two shillings and sixpence per annum payable on the Twenty fifth day of March in each year a proportionable part of such rent being payable to any quarter day other than the twenty five day of March upon which the tenancy may be determined.

any time during any year or more than the twenty five day of March  
upon which the tenancy may be determined.

3. The Tenants to pay all rates taxes and assessments whatsoever now or during the tenancy to be imposed upon or in respect of the said premises and payable either by Landlord or Tenants.
4. The Tenants to keep the inside of the premises and all the Landlords fittings & fixtures therein in a good state of repair and condition and so leave the same at the termination of the tenancy damage by fire excepted.
5. The Tenants not to assign sublet or part with the possession of the premises or any part thereof without the consent in writing of the Landlord
6. Nothing shall be brought upon the premises which may invalidate any insurance of the premises against fire or cause any additional premium to be paid on any such insurance.
7. If any rent hereby reserved is twenty one days in arrear or any agreement on the Tenants part herein contained is broken the Landlord may at any time thereafter enter upon the premises and thereupon the tenancy shall cease.
8. The word "Landlord" shall include his heirs and assigns and the word "Tenants" shall include their executors administrators and assigns.

As Witness the hands of the parties hereto the day and year  
first before written

Witness to the signature of the  
Landlord Samuel Whitbread }  
Mark Sharman  
Sol<sup>2</sup> Bedford.

Sam Whitbread

Witness to the signature of  
the Rev. John Brown D.D.  
Fred<sup>t</sup> Sharman  
Sol<sup>2</sup> Bedford

John Brown

Witness to the signature of  
Tho<sup>s</sup> Ed Rose.  
Alfred Wm Watson.

Thomas Ed. Rose.

This was written March 20, 1922.