

DATED

15<sup>th</sup> December

1906.

SCRASES BREWERY LIMITED

..... to .....

MR. A. J. FRAMPTON.

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L E A S E of 2

messuages and premises known as  
Nos. 89 and 90 Grove Street Chapel  
Southampton.

Term commences 29 September 1906

For years (determinable by  
~~either party~~ <sup>lessee</sup> at 7th or 14th 21

Expires 29th September 1927

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R E N T £20

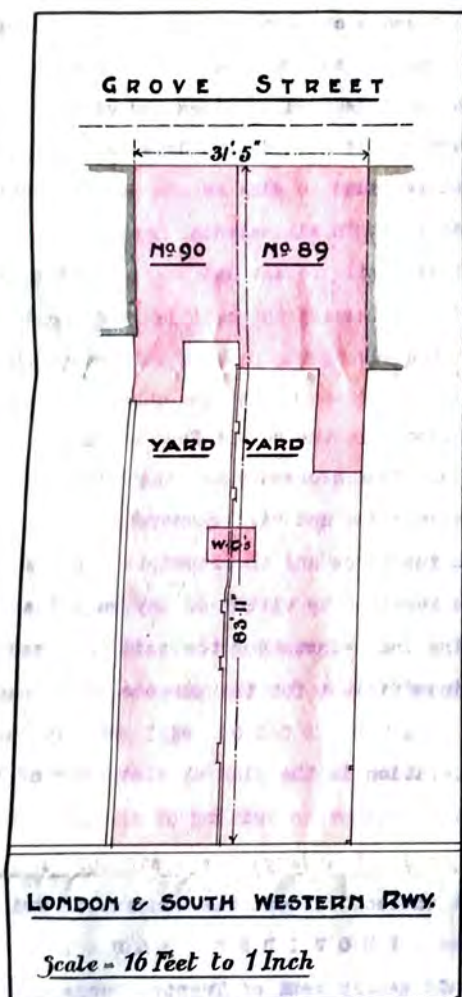
Lessee insures.

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Candy & Candy  
Southampton.



THIS INDENTURE made the *fifteenth* day of *December*  
One thousand nine hundred and six B E T W E E N SCRASES BREWERY LIMITED a  
Company having its registered office at Number 2 High Street in the Town and  
County of the Town of Southampton (hereinafter called "the Lessors") of the one  
part and ALFRED JAMES FRAMPTON of 66 Portswood Road in the said Town and County  
of Southampton Gentleman (hereinafter called "the Lessee") of the other part  
W I T N E S S E T H that in consideration of the rent hereinafter reserved  
and of the lessee's covenants hereinafter contained the lessors hereby demise  
unto the lessee A L L T H O S E two messuages or dwellinghouses situate  
and being Number 89 and 90 Grove Street Chapel in the Town and County of the



Town of Southampton with the appurtenances thereto  
belonging as the same are more particularly delineated  
and described in the plan drawn hereon and are  
therein coloured pink T O H O L D unto the  
lessee for the term of twenty one years from the  
Twenty ninth day of September One thousand nine  
hundred and six Y I E L D I N G and P A Y I N G  
during the said term the yearly rent of Twenty  
pounds by four equal quarterly payments on the  
twenty fifth day of March the twenty fourth day of  
June the twenty ninth day of September and the  
twenty fifth day of December in every year the  
first payment to be made on the twenty fifth day  
of December next A N D the lessee hereby  
covenants with the lessors in manner following  
(that is to say) That the lessee will pay the rent  
hereby reserved at the times and in manner aforesaid  
and will also pay and discharge (in addition to  
the rent) all rates taxes duties assessments and  
charges whatsoever whether parliamentary parochial  
or of any other description which now are or during  
the said term shall be imposed or charged on the  
premises or the landlord or tenant in respect thereof  
except the land tax tithe rentcharge and landlords

property tax A N D A L S O will at all times during the said term keep  
the said premises (including all fixtures and additions thereto) in good and  
substantial repair and condition and the same in good and substantial repair  
and condition deliver up to the lessors at the expiration or sooner determination  
of the said term A N D A L S O will paint with two coats at least of good



oil colour and in a proper and workmanlike manner all the wood iron and other work in and about the said premises previously or usually painted as to outside work in every third year of the term hereby granted and as to inside work in every seventh year of the said term And will at the same time with every outside painting restore and make good the stucco work wherever necessary and at the same time with every inside painting whitewash and colour such parts of the inside of the said premises as are usually whitewashed and coloured and paper with paper of suitable quality such parts thereof as are usually papered A N D A L S O will pay and contribute a fair proportion of the expenses of making repairing and cleansing all party and other walls gutters sewers and drains belonging to the said demised premises in common with the adjacent premises A N D A L S O will permit the lessors or their agent with or without workmen and others twice in every year during the said term at convenient hours in the daytime to enter into and upon the said demised premises and view and examine the state and condition thereof and of all such decays defects and wants of reparation as shall be then and there found to give to the lessee notice in writing to repair and amend the same within six calendar months then next following within which time the lessee will repair and amend the same accordingly A N D A L S O will insure and keep insured the said demised premises from loss or damage by fire in the joint names of the lessors and lessee in the North British and Mercantile Insurance Office or in some other well established office to be approved of by the lessors in the sum of Four hundred and fifty pounds at least and will pay all premiums necessary for that purpose within seven days after the same shall become due and will whenever required produce to the lessors the policy of such insurance and the receipts for every such payment and will cause all moneys received by virtue of any such insurance to be forthwith laid out in rebuilding and reinstating the said premises and if the moneys so received shall be insufficient for the purpose will pay the deficiency out of his own moneys A N D A L S O will not at any time during the said term make any alteration in the plan or elevation of the said premises hereby demised without the consent in writing of the lessors first had and obtained A N D A L S O will not at any time assign or underlet the said demised premises or any part thereof without the consent in writing of the lessors first had and obtained P R O V I D E D A L W A Y S and it is hereby declared that if the said yearly rent of Twenty pounds or any part thereof shall be in arrear for the space of twenty one days next after any of the days whereon the same ought to be paid as aforesaid whether the same shall or shall not have been legally demanded or if there shall be any breach or non-observance of any of the lessee's covenants hereinbefore contained then and in any of the said cases it shall be lawful for the lessors at any time

thereafter into and upon the said demised premises or any part thereof in the name of the whole to re-enter and the same to have again repossess and enjoy as in their former estate PROVIDED ALSO and it is hereby declared that if ~~the lessors or~~ the lessee shall be desirous of determining this lease at the end of the first seven or fourteen years of the said term and of such desire shall give to the ~~other of them~~ <sup>lessors</sup> six calendar months previous notice in writing then and in such case at the end of such seven or fourteen years as the case may be the term hereby granted shall cease but subject to the rights and remedies of the lessors for or in respect of any rent in arrear or any breach of any of the lessee's covenants AND the lessors hereby covenant with the lessee that the lessee paying the rent hereby reserved and observing and performing the covenants and conditions herein contained and on his part to be observed and performed shall and may peaceably and quietly possess and enjoy the said premises hereby demised during the said term without any lawful interruption from or by the lessors or any person rightfully claiming from or under them AND IT IS DECLARED that where the context allows the expressions "the Lessors" and "the Lessee" used in these presents include respectively besides the said Scrases Brewery Limited their successors and assigns and besides the said Alfred James Frampton his executors administrators and assigns IN WITNESS whereof the said parties to these presents have hereunto set their hands and seals the day and year first before written.

*The Common Seal of Scrases  
Brewery Limited was hereto  
affixed in the presence of*

*C. A. Hussey*

*Edmund S. Herbert*

*} Directors*

*Countersigned*

*W. B. Bennett*

*Secretary*

