

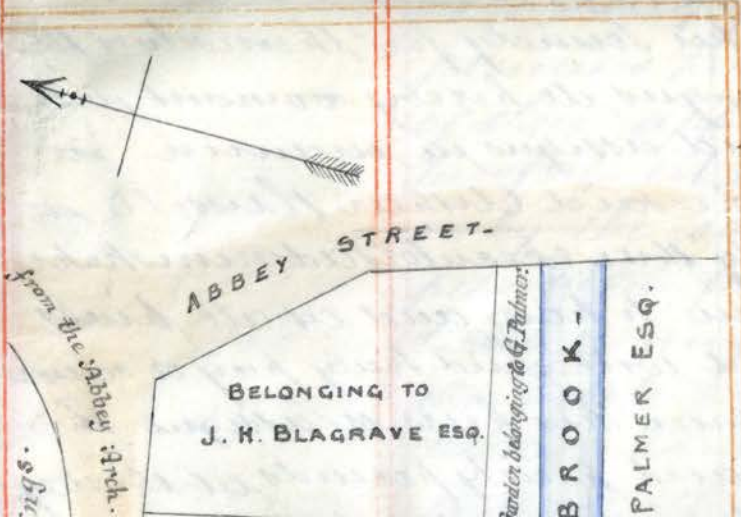
Sold by
WATERLOW & SONS.
25, Abchurch Lane,
LONDON.



This Indenture

made the twenty fourth day of June in the year of our Lord one thousand eight hundred and twenty one

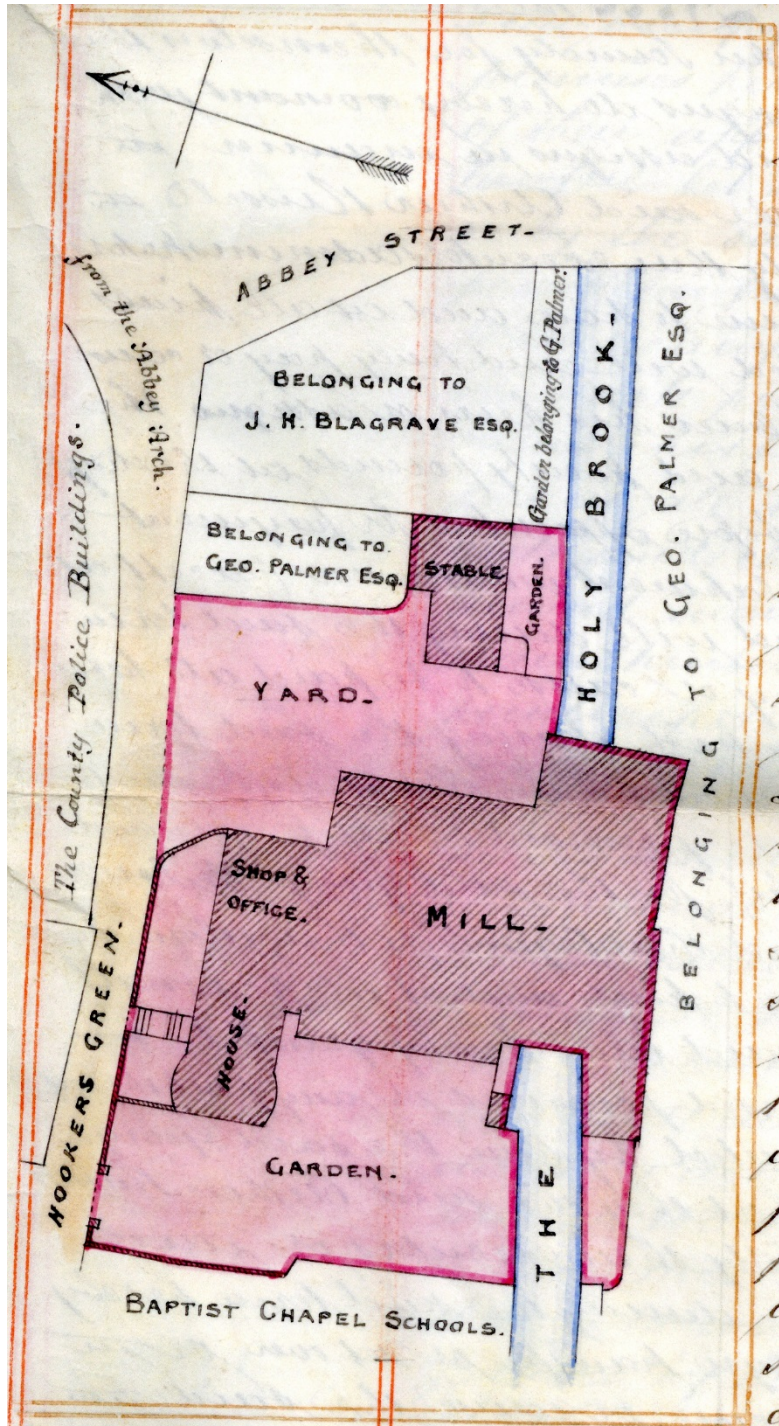
Between George Palmer of Heading in the County of Berks Biscuit Manufacturer of the one part Arthur Russell Esq. and Samuel Martin Gandy of Abbey Mills Heading aforesaid Millers and Copartners in Trade of the other part **Witnesseth** that in consideration of the rent covenants and agreements hereinafter reserved and contained on the part and behalf of the said Arthur Russell Esq. and Samuel Martin Gandy their executors administrators and assigns to be paid observed and performed He the said George Palmer by these presents Doth demise and leave unto the said Arthur Russell Esq. and Samuel Martin Gandy their executors administrators and assigns



that Messuages Tenement or dwellinghouse with the Garden and appurtenances thereto belonging and now in the occupation of the said Arthur Russell Esq. and Samuel Martin Gandy and

Lease of Abbey Mills

Indenture made 24 June 1871 between George Palmer of Reading, Berks, biscuit manufacturer, and Arthur Russell Eisdell and Samuel Martin Soundy of Abbey Mills, Reading, millers and co-partners in trade.



Plan of Abbey Mills in margin of Deed

Eisdell and Soundy will not grant or assign the premises to anyone without Palmer's consent in writing. They will repair, paint, amend and keep the interior of the premises, and deliver it up in good condition at the end of the term of lease. At the end of the term of lease they will peaceably surrender the premises to Palmer.

Palmer leases to Eisdell and Soundy the dwelling house and garden currently occupied by them; the water corn mill called "The Abbey Mills" in the parish of St Lawrence, Reading, currently occupied by them, with the flour [? pestries], waterwheels, ladders, tackle, utensils and fixtures listed in the first schedule (below); and the stables, sheds, yard and premises also currently occupied by them. The house, mill, stables and premises are shown in a plan in the margin of the deed. Palmer also leases the streams, watercourses, rights, members and appurtenances to the premises, and the fixtures mentioned in the second schedule (below).

The lease to begin on 24 June 1871 and last 14 years. The rent to be £320, free of taxes, rates and charges (except land tax and landlord's property tax), payable quarterly on 29 September, 25 December, 25 March and 24 June. The first quarterly payment to be paid on 29 September next.

Eisdell and Soundy agree to pay the rent as specified and all taxes except those already mentioned. Palmer and his agents may enter the premises in daytime to do the repairs specified below.

Palmer agrees that Eisdell and Soundy may hold the premises on the above terms without hindrance. He will at his own expense keep in repair the foundations, main walls, main timbers, roofs and floors, together with the machinery belonging to him (listed in the first schedule, below). He will perform all the necessary permanent work and amendments to the stream "The Holy Brook" and its banks (except the annual cleaning of the brook at Whitsuntide). He will do all in his power to secure to Eisdell and Soundy the rights and privileges he holds over the Holy Brook. Eisdell and Soundy may at any time make an inventory of everything in the premises which needs repair and which it is Palmer's responsibility to repair, and give this to Palmer, after which he will perform the repairs within six months. Eisdell and Soundy may enter the weir and bucks to the mill to regulate the water supply.

Palmer will insure the premises against fire damage, and if the insurance money is insufficient to perform necessary repairs he will make up the deficiency and have the premises repaired within 12 months. If the premises are entirely or partially destroyed by fire, or otherwise rendered uninhabitable, the rent, or a proportionate part of it, will be suspended until the mill is rebuilt. If however the fire is caused by the engine boiler, boiler house or shaft which Eisdell and Soundy propose to erect, the rent will not be suspended.

At the end of the term of lease two valuers, one named by each party, will value the fixtures listed in the second schedule. If the value exceeds £478 Palmer will pay Eisdell and Soundy the excess; if it is less Eisdell and Soundy will pay the difference. A valuation will also be made of the machinery and fixtures in the mill which belong to Eisdell and Soundy, and of the engine boiler, boiler house and shaft they propose to erect. Palmer will pay the amount of this valuation to Eisdell and Soundy, provided that the machinery is fit for use.

If the rent is unpaid for 21 days, or if Eisdell and Soundy do not keep any of the terms of lease, or if they become bankrupt, or if they assign any of their property to anyone for the benefit of creditors, then Palmer may repossess the premises or any part of them and expel Eisdell and Soundy.

The first schedule

Two water wheels and shafts and two pit wheels attached to the same shafts, two upright shafts, two spur wheels and crown wheels attached.

The second schedule

Stone Floor:

Three pair of four feet French stones, with hoops, horses, hoppers, feeders and bins. Three iron neck boxes and brasses with brass tackles and plates. Three conic spindles and three pinions on ditto with step brasses as fixed.

Dressing Floor:

One flour dressing machine with wheels, spindle, brushes, case drum, strap and carriages complete as fixed. Iron lay shaft. Drum on ditto. Iron pinion with carriages and brasses as fixed. All the corn bins and hoppers as fixed in and on the floors. Two bolting mills with spindles, drum, shafting and wheels as fixed. Iron mortice and tooth wheels various out of use and sundry iron.

House side Stone Floor:

Five pairs of four feet French stones, with hoops, horses, hoppers, feeders, bins and shutes and all the feed bins over ditto in and on the floor. Exhaust fan and boxes with all the shutes to ditto. Five conic spindles. Five iron pinions on ditto with step brasses. Five iron neck boxes and brasses, and five brass tackles and plates to ditto, in all eight pairs of stones. One iron prover, and case to ditto. Iron pinions in crown wheels and shafting, carriages and brasses to ditto, affixed with drum and pullies to ditto.

Bottom Floor:

Seven meal troughs with spouts to all. Iron beam and scales. Weighing machine and weights to all. Office desk and office as fixed.

On the premises:

Shutting tackle at the mill head. Wrought staple to lift water wheel.

Signed in the presence of William Slocombe, solicitor, Reading

George Palmer