No. A 3936

CONTRACT.

Township, ... Tynemouth

Premises, ... Boat House

Tenant, ... J. G Jurlock
per Percy Amateur Rowing Club

Term, ... year to year.

Entry, ... Lady Day 1872

Rent, ... £ 5 . 2 . 6

Tithes, ... £ 5 . 5 . 5

Quantity, ... A. 5 . 5 . 5

THE DUKE OF NORTHUMBERLAND'S
ESTATES
ESTATES OFFICE, ALNWICK CASTLE
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I G. Sulloch of North Shields on behalf of the "Percy Amateur Rowing Club"

of North Shields in the County of Northumberland, agrees to take of His Grace the Duke of Northumberland a Lease of All that ~~Dwelling~~ Watch house (now to be used as a Boat House) with the appurtenances, situate at the Low Lights in the Township of Tynemouth in the said County, ~~now in the occupation of as tenant thereof~~ lately used as a Salmon Watchers House

To hold from ~~Whitsunday~~ Lady Day, one thousand eight hundred and ~~fifty~~ Seventy Two for one year, and so from year to year during the pleasure of the said Duke, at the yearly rent of Two Shillings & Six pence free and clear of tithes and of all deductions whatsoever, payable half yearly by equal portions at ~~Martinmas day~~ the 1st of Sept^r and ~~Whitsunday~~ 1st of March, the first payment to be made ~~at Martinmas~~ on the 1st Sept^r, one thousand eight hundred ~~and fifty~~ and Seventy Two.

The Tenant agrees ~~to live and dwell in the said dwellinghouse himself~~ that the said House shall only be occupied as a Boat House for the aforesaid Rowing Club during the said term, and that he will not sublet the same or any part thereof without license from the said Duke, first had and obtained in writing under his hand for that purpose.

And also to keep and leave the said ~~dwellinghouse~~ Boat House and premises occupied therewith in good and sufficient repair, (the roofs, walls, and main-timbers and damage by fire only excepted). The Tenant also agrees to pay all Rates Taxes & Assessments.

And it is also agreed that upon six months notice in writing being given by the said Duke, his Agents or Bailiff for the District within which the said premises are situate, to the said tenant, or left at the said ~~dwellinghouse~~ Boat House hereby agreed to be demised, at or before the expiration of any one year after ~~Whitsunday~~ Lady Day, one thousand eight hundred and ~~fifty~~ Seventy Three or upon a like notice being given by the said tenant to the said Duke or his Bailiff aforesaid, then the said tenant shall quit the possession of the said premises at the ~~Whitsunday~~ Lady Day then next following after such notice given by either of the siad parties.

It is also agreed, as the said premises are by this Contract let Tithe free, that the said Duke shall keep the tenant indemnified against the annual payments of the Tithe Commutation Rent Charge of
chargeable thereon, but variable according to Law—the particulars thereof (as appears by the Apportionment) are as follows :—

	£	s.	d.
£			

Witness to the Signing hereof } by the tenant.

Robt. Muckle

If His Grace the Duke shall approve hereof.

Approved.

Northumberland