

Lease from George (Fascet) Abbat and the Prior and Convent of Westminster to John Atwell of Westminster, yeoman, of their manor of Morden with all lands, fields, pastures, etc, reserving to the Abbat and Convent suits of court, view of frankpledge and all things pertaining to regality. Lease for 24 years at £4 13s. 4d. a year.

The aforesaid John shall have yearly proper housebote, heybote, ploughbote and cartbote, and he shall render due account yearly to the auditor at Westminster as well for the rent of the manor as for the repairs. He shall have all the stores of the manor according to the annexed indenture. He shall provide for the Treasurer of the monastery, the Seneschal and others coming with him to hold courts of the manor twice a year, food, drink, hay, oats and litter for their horses, at his own expense.

Here follows the obligations of John Atwell.

This indenture, made between George, by divine permission Abbot of the Monastery of blessed Peter Westminster, the prior and convent at the same place on the one part and John Atwell of the town of Westminster in the County of Middlesex yeoman on the other part, witnesses that the aforesaid Abbot, prior and convent by their unanimous assent, consent and the will of its entire chapter have granted, leased and let at farm to the aforementioned John their manor of Morden with all lands, meadows, grazings, pastures and the rest of their pertinents in the County of Surrey, excepting and in every way reserving to the aforementioned Abbot, prior and convent, and their successors, suit of court, view of frankpledge and the profits of them and everything else pertaining to their prerogative, **to have and to hold** the aforesaid manor with all lands, meadows, grazings, pastures and the rest of their pertinents except as before excepted, to the aforementioned John, his executors and assigns, from Michaelmas next after the date of these presents until the end and term of twenty four years thereafter next following and fully to-be-completed. **Rendering** in respect thereof annually during the aforesaid term to the aforementioned Abbot, prior and convent and their successors, or the Treasurer of the aforesaid monastery for the time being, or to him deputed in this regard, four pounds thirteen shillings and four pence legal money of England at the usual two annual terms, namely at Easter and Michaelmas, by equal portions. **And the aforesaid Abbot**, prior and convent and their successors shall sufficiently repair, sustain and maintain all houses and buildings within the manor aforesaid with its pertinents at their own charge and expense. Except those houses and buildings damaged by the aforementioned John, his servants or his beasts, which the same John and his assigns shall repair, sustain and maintain at their own charge and expense. **And it shall be well lawful** for the aforementioned Abbot, prior and convent and their successors, or the Treasurer of the aforesaid monastery for the time being, or him deputed in this regard, to enter into the aforesaid manor with its pertinents, and any part thereof, at their pleasure, and to supervise repairs there as necessary as often as and whensoever it pleases them without contradiction of the aforesaid John or his assigns. **And the aforesaid John** and his assigns shall have and receive yearly during the aforesaid term sufficient housebote, heybote, ploughbote and cartbote, by supervision of the Treasurer of the aforesaid monastery for the time being, to be used in the aforesaid manor and not elsewhere. **And the aforesaid John** and his assigns must yearly render their account at Westminster before the auditors assigned at that place at a certain day fixed for him, both for his farm aforesaid and for repairs made at the same place, between the feast of the Translation of Edward the Confessor and the feast of All Saints. **And the aforesaid John** shall receive and have all stock of the aforesaid manor, with all grain and other goods, at the beginning of his term aforesaid, as is clearly evident by a certain indented list made in respect thereof annexed to this indenture, and at the end of the term aforesaid the same John and his assigns shall likewise surrender the stock, with the grain and other goods at that place. **And the aforesaid John** and his assigns shall provide or have provided for the Treasurer of the aforesaid monastery, the Steward and others riding with them for the court held there and the annual survey of the manor aforesaid, on two occasions, suitable food,

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drink, hay, oats and litter for their horses during the term aforesaid at his own charge and expense. **And it shall not be lawful** for any executors or assigns of the said John after his death, withdrawal, grant or lease whatsoever, or [after] the death, withdrawal, grant or lease whatsoever of any of them, to enter into the aforesaid manor with the rest of the premises or in any way occupy for the residue of the years of the term aforesaid without a new grant etc. **And the aforesaid** John his executors and assigns shall not lease or let at farm to any person the aforesaid lands with meadows, grazings, pastures nor any part of them without special licence of the Abbot prior and convent aforesaid during the said term. **And if it should happen** that the annual farm of four pounds thirteen shillings and four pence is in arrears, unpaid in part or in whole for six weeks after any of the aforesaid festivals, or if the aforesaid John and his assigns do not fulfil all and singular the abovesaid agreements and conditions, that then it shall be well lawful for the aforementioned Abbot prior and convent and their successors, or the Treasurer of the aforesaid monastery for the time being, to re-enter into the aforesaid manor with its pertinents and retake and repossess them in their former state, this indenture in no way withstanding. **And whereas the aforesaid** John by his written obligation, is bound and firmly obliged to the said Sir George the Abbot in twenty pounds of legal money of England to pay to the same Abbot and his successors or his certain attorney at a certain day just as in the same written obligation is fully contained, **nevertheless** the same Abbot **wills** and grants for him and his successors that, if the aforesaid John, his executors and assigns, well and faithfully hold and fulfil all and singular the agreements and conditions and payments recited above, that then the aforesaid written obligation shall be had as null, otherwise it is to continue in all its strength and virtue. **And the aforesaid Abbot** prior and convent and their successors shall warrant the aforesaid manor with lands, meadows, grazings, pastures and the rest of their pertinents, except as before excepted, to the aforementioned John, his executors and assigns, in the manner and terms recited above during the aforesaid term against all people by these presents. **In witness whereof** both the common seal of the said Abbot prior and convent and the seal of the said John are affixed interchangeably to these indentures. **Dated in the chapter house** of the aforesaid Abbot, prior and convent at Westminster the sixth day of February AD 1498 and the fourteenth year of the reign of King Henry VII after the conquest.

This indented list witnesses that John Atwell farmer of Morden received at the beginning of his farm all the stock as appears below, so he shall surrender the same at the end of his term or the value of the same, namely 10 quarters wheat, 8 quarters peas, 14 quarters barley, 24 quarters oats, 1 gander and three geese.