

Lease from John (Islip) Abbat and the Prior and Convent of Westminster to William Porter, gentleman of London, clerk to the Chancery, of their manor of Morden, Co. Surrey, with all things belonging thereto, including view of frankpledge, courts, etc. Lease also of their rectory of Morden with all profits, but reserving the advowson of the vicarage of St Laurence (sic) of Morden. The lease to be for 60 years at £10 a year. The manor and rectory shall not be let to any fraternity or masters of such, nor to any churchwardens of any church.

This indenture, made between John, by divine permission Abbot of the Monastery of blessed Peter Westminster, the prior, and convent at the same place on the one part and William Porter of London gentleman, clerk of the Crown of the Chancery of England, on the other part, witnesses that the aforesaid Abbot, prior and convent, by their unanimous assent and the consent of the entire chapter, have granted, leased and let at farm to the aforementioned William Porter their manor of Morden with its pertinents in the County of Surrey, and all and singular the lands and tenements, pastures, meadows, woods, rents and services with their pertinents belonging or pertaining to the same manor. **And also** view of frankpledge or leet at the same place, together with Court Baron, the perquisites and profits of them and also together with chattels of felons, fugitives, condemned persons, outlaws and suicides, as often as they happen to occur during the term written below. **And the aforesaid** Abbot, prior and convent, moreover have granted, leased and let at farm to the aforementioned William Porter their Rectory of Morden aforesaid. Also all and singular the lands, rents, pastures, meadows and woods belonging to the same Rectory, together with all and singular the tithes, oblations and other profits and rights of the said Rectory whatsoever belonging or pertaining, only excepting and reserving in every way to the aforementioned Abbot, prior and convent donations, nominations and presentations to the vicarage of the church of St Laurence of Morden aforesaid as often as it happens to be vacant, **To have and** to hold the aforesaid manor of Morden with all and singular the lands, tenements, rents and services with their pertinents to the same manor belonging. And also view of frankpledge or leet and Court Baron of and within the manor aforesaid to be held, with the perquisites and profits of them, And also the aforesaid Rectory and all other the premises with their pertinents, pertaining to the said Rectory, except as before excepted, to the aforementioned William Porter, his executors and assigns, from Michaelmas next until the end and term of sixty 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, ten pounds of good and legal money of England, paid annually at Easter and Michaelmas by equal portions. And the aforesaid William and his assigns shall at their own charge and expense sustain, repair and maintain the dwelling houses upon the said manor and surrender [them] well and competently repaired at the end of the term aforesaid. **And that** it shall be well lawful for the aforesaid William Porter and his assigns, yearly during the aforesaid term, to have and take heybote, ploughbote, cartbote and firebote of and in the aforesaid manor and the rest of the premises with their pertinents. And also to fell and take trees and wood from in and upon the manor or Rectory aforesaid growing, and the rest of the premises with their pertinents, for making repairs to buildings of dwelling houses aforesaid as often as they are necessary, or to construct and build other houses for the same William or his assigns henceforward, without impeachment of waste.

And if it should happen that the annual farm or rent of ten pounds is in arrears in part or in whole after any of the aforesaid festivals by which it ought to be paid, unpaid for a space of three months, that then it shall be well lawful for the aforesaid Abbot, prior and convent, or the external Treasurer and their successors, to enter into the aforesaid manor and Rectory and the rest of the premises with their pertinents, and to distrain the distresses so taken, which they are permitted to carry away, drive off and retain in their possession until full satisfaction shall have been made and paid in full to the aforesaid Abbot, prior and convent and their successors for the aforesaid annual farm or rent of ten pounds {smudge} and arrears of the same if there shall be any. **And further** if the aforesaid annual farm or rent of ten pounds or any part of it happens to be in arrears in part or in whole after any of the aforesaid festivals by which it ought to be paid, unpaid for a space of one year, and if no sufficient distress of and for the aforesaid annual farm or rent for the same time of and in the aforesaid manor and Rectory and other premises with their pertinents are able to be found, that then it shall be well lawful for the aforesaid Abbot, prior and convent and their successors, or the Treasurer aforesaid, to re-enter into the aforesaid manor and Rectory and other premises with their pertinents and all and singular these premises, to retake and repossess and wholly expel and remove therefrom the aforesaid William and his assigns, this present indenture in no way withstanding. **And the aforesaid** William Porter, his executors and assigns shall pay, bear and endure all charges both ordinary and extraordinary howsoever pertaining to the said manor and Rectory, and for the same the aforesaid Abbot, prior and convent will defend the objections of the King and all others, in respect thereof, during the aforesaid term. **And the aforesaid** Abbot, prior and convent and their successors shall warrant and defend the aforesaid manor and Rectory and all and singular the premises with their pertinents to the aforesaid William Porter and his assigns during the term aforesaid for the said annual farm or rent against all people by these presents. And it shall not be lawful for the aforementioned William Porter, or his assigns, to grant, lease or bequeath the aforesaid manor and Rectory with their pertinents to any fraternity, or master of any fraternity, or churchwarden of any church, to the use of any kind of fraternity or church during the aforesaid term. **In witness whereof** both the common seal of the aforesaid Abbot prior and convent and the seal of the said William Porter are affixed interchangeably to these indentures. Dated in the chapter house of the aforesaid Abbot prior and convent at Westminster aforesaid the twelfth day of June AD 1511 and the third year of the reign of King Henry VIII.