

Lease from John (Islip) Abbat and the Prior and Convent of Westminster to William Prat, gentleman, of their manor of Morden with all fields, lands, pastures, etc, pertaining thereto, but reserving to the Abbat, Prior and Convent courts, view of frankpledge, with their profits, and all things pertaining to regality. The lease to be for 24 years at £4 13s. 4d. a year.

The aforesaid Abbat, Prior and Convent will keep in proper repair all houses and buildings save those damaged by the servants and animals of the said William. The said William shall have yearly proper housebote, heybote, cartbote and ploughbote. And he shall render yearly before the auditor at Westminster as well of the farm of the manor as of the repairs executed therein. And he shall have all store of the manor according to the indented schedule annexed. And he shall provide proper hospitality for the Treasurer of the monastery, the Seneschal and those coming with him, together with provision for their horses, twice a year.

Here follow the aforesaid indenture and the obligation.

**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 Prat gentleman on the other part, witnesses that the aforesaid Abbot, prior and convent, by their unanimous assent and the will of its entire chapter have granted, leased and let at farm to the aforementioned William 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, the 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 William, 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 aforesaid 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 Ladyday 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 William, his servants or his beasts, which the same William 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 domestic 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 repair there as necessary as often as and whensoever it pleases them without contradiction of the aforesaid William or his assigns. And the aforesaid William and his assigns shall have and receive yearly during the aforesaid term sufficient housebote, heybote, and 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 William 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 William 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 William and his assigns shall likewise surrender the stock with the grain and other goods at that place. And the aforesaid William and his assigns shall provide 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 and 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 William after his death,

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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 from the said Abbot, prior and convent under the terms of all the agreements contained in this indenture within two months after the death, withdrawal, grant or lease whatsoever of him or any of them, made or to be made by one of the said executors or one of the assigns in his own name under the common seal of the said Abbot, prior and convent, according to the usual customs, with customary fealty, under penalty of loss and forfeiture of his claim or status in the manor aforesaid with its pertinents. And the aforesaid Abbot, prior and convent will and grant, for themselves and their successors, that they ought to grant to one of the executors or one of the assigns of the said William, a new grant of the residue of the years of the term aforesaid, under the terms of all the agreements contained in this indenture, together with *ad hoc* special requests made by one of the said executors or one of the assigns within the abovementioned two months. And the aforesaid William, 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 William 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 William by his written obligation, is bound and firmly obliged to the said Sir John 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 William, his executors and assigns, well and faithfully hold and fulfil all and singular the agreements, conditions and payments recited above, that then the aforesaid written obligation shall be had as null, otherwise in every way to confirm, to continue and to turn to him. 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 William, 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 William are affixed interchangeably to these indentures. Dated in the chapter house of the aforesaid Abbot prior and convent at Westminster the nineteenth day of July AD 1503 and the eighteenth year of the reign of King Henry VII after the conquest.

This indented list witnesses that William Pratt 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.

Be it known to all by these presents that I, William Pratt gentleman, am bound and firmly obliged to John, by divine permission Abbot of the monastery of blessed Peter at Westminster, in twenty pounds sterling to be paid to the same Abbot or to his certain attorney or his successors at Michaelmas next after the date of these presents. To which certain payment faithfully made, I, my heirs and executors are obliged by these presents sealed with my seal. Dated the tenth day of July in the eighteenth year of the reign of King Henry VII.