

29th September 1980

BLenheim PARLIAMENTARY ESTATES

THE MOST NOBLE JOHN GEORGE VANDERBILT
HENRY DUKE OF MARLBOROUGH AND OTHERS

- to -

A.J.R. COLLINS, Esq. C.V.O.
and G.W. WHITE, Esq.

Counterpart

L E A S E



50p
Lgpt
RA8/10

T H I S L E A S E made the Twenty sixth day of September
One thousand nine hundred and eighty B E T W E E N THE MOST NOBLE JOHN
GEORGE VANDERBILT HENRY DUKE OF MARLBOROUGH (hereinafter called "the Lessor"
which expression where the context admits includes the persons for the time being
entitled to the immediate reversion expectant on the determination of the term
hereby created) of the first part ARTHUR JAMES ROBERT COLLINS C.V.O. of
20 Essex Street Strand London WC2R 3AL CHARLES HUGO WATERHOUSE of Prince
Rupert House 64 Queen Street London EC4R 1AD and RUPERT NICHOLAS HAMBRO of
41 Bishopsgate London EC3 (hereinafter called "the Trustees" being the trustees
for the purposes of the Settled Land Act 1925 in respect of the premises hereby
demised) of the second part and the said ARTHUR JAMES ROBERT COLLINS and
GERARD WILFRED WHITE of 3 Queen Victoria Street London EC4N 8DX (hereinafter
called "the Lessees" which expression where the context admits includes their
successors in title) of the third part _____

W I T N E S S E T H as follows:

1. IN consideration of the sum of ONE HUNDRED AND FIFTEEN THOUSAND POUNDS
(£115,000) paid by the Lessees by the direction of the Lessor to the Trustees
(the receipt whereof the Trustees hereby acknowledge and the payment whereof in
manner aforesaid the Lessor hereby acknowledges) and of the rent and Lessees'
covenants hereinafter reserved and contained THE LESSOR in exercise of all
powers conferred upon him by the Settled Land Act 1925 as tenant for life in
possession of the premises hereby demised hereby DEMISES unto the Lessees
ALL THOSE the properties described in the First Schedule hereto (hereinafter
called "the Demised Premises") TOGETHER with the rights specified in the
Second Schedule hereto but EXCEPTING AND RESERVING to the Lessor the rights
exceptions and reservations specified in the Third Schedule hereto TO HOLD
the same unto the Lessees for the term of FIFTY YEARS from the Twenty-fifth
day of March One thousand nine hundred and eighty subject to and with the
benefit of all existing leases tenancies agreements wayleaves restrictive
covenants and other matters affecting the same so far as the same remain
subsisting and capable of being enforced paying to the Lessor

(i) during the first twenty five years of the said term the annual
rent of TWELVE THOUSAND FIVE HUNDRED POUNDS

(ii) during the residue of the said term the said rent of TWELVE
THOUSAND FIVE HUNDRED POUNDS or such higher rent as may be
determined in accordance with the provisions contained in
Clause 4 hereof

such rent to be payable by equal half yearly payments in arrear on the
Twenty-fifth March and Thirtieth September in each year without any deduction
the first of such payments to be made on the Thirtieth September One thousand
nine hundred and eighty _____

2. THE Lessees hereby COVENANT with the Lessor as follows:

- (1) To pay the said rent on the days and in the manner aforesaid
- (2) To pay all present and future rates taxes (excluding capital taxes) water rates occupiers' drainage rates and other outgoings payable in respect of the Demised Premises
- (3) To observe and perform the stipulations and provisions specified in the Fourth Schedule hereto but during the subsistence of any of the existing leases or tenancies only so far as such stipulations and provisions may be performed or enforced by the Landlord under the terms of the said leases or tenancies
- (4) Not to assign part only of the Demised Premises
- (5) Not to assign the whole of the Demised Premises without the consent in writing of the Lessor first obtained
- (6) Not to grant underleases or tenancies of the Demised Premises or any part thereof except tenancies from year to year at a full rent and on terms not inconsistent with the Lessees obligations under this Lease
- (7) At the expiration or sooner determination of the said term to yield up the Demised Premises (including in particular all cottages held therewith) and all additions thereto and all fittings and fixtures thereon in tenantable repair in accordance with the Lessees' covenants herein contained Subject to any tenancy including any on land directly occupied by the Lessees _____

3. THE Lessor hereby COVENANTS with the Lessees as follows:-

- (1) To permit the Lessees on paying the rent and performing and observing the covenants by the Lessees herein contained peaceably to hold the Demised Premises without any interruption by the Lessor or any person deriving title under or in trust for him _____
- (2) On the Lessees yielding up the Demised Premises and having observed and performed the covenants on their part herein contained to pay to the Lessees (after setting off any sum or sums due to the Lessor for rent or otherwise under or by virtue of this Lease) for the matters and things and in the methods set forth in the Agriculture (Calculation of Value for Compensation) Regulations 1978 or any subsequent replacement or modification thereof _____

4. (1) FOR each successive period of three years commencing at the end of the twenty fifth year of the said term and ending at the end of the forty sixth year of the said term and for the period comprising the last four years of the said term the rent payable under this Lease shall be equal to fifty per cent of the rents payable (as hereinafter defined) after the deduction of all outgoings for which the Lessees are liable (i.e. repairs insurance and management) under the terms of this Lease at the commencement of the period in question: Provided that the rent payable in any such period shall not be less than the rent payable in the preceding period _____

(2) For the purpose of this Clause 4 the expression "rents payable" means the aggregate of

(i) rents payable to the Lessees during the relevant year pursuant to an underlease or underleases of the Demised Premises or some part thereof
(ii) if during the whole or part of any year the Lessees shall have been in actual occupation of the Demised Premises or any part thereof an amount equal to the full rental value (as hereinafter defined) for the Demised Premises or the part thereof so occupied during the period of such occupation calculated on the basis of a tenancy from year to year (the tenant being liable for all repairs thereto insurance rates and other outgoings) _____

(3) If at the commencement of any period any part of the Demised Premises shall be subject to an underlease or tenancy the rent payable to the Lessees under such underlease or tenancy shall (unless the Lessees have failed to comply with Clause 2(5) hereof or have failed to take all reasonable steps available to them under Section 8 of the Agricultural Holdings Act 1948 or otherwise to secure the payment of the best rent) be deemed to be the full rental value of that part of the Demised Premises _____

(4) The full rental value of the Demised Premises or such part thereof as is not subject to valuation under sub-clause (3) above shall be such amount as (in default of agreement between the Lessor and the Lessees) shall be determined by a surveyor appointed by the Lessor and Lessees jointly or in default of agreement by the President for the time being of the Royal Institution of Chartered Surveyors on the application of the Lessor on a sitting tenant basis

(5) Any such application may be made by the Lessor after or within six months before the commencement of the period in respect of which the rent is to be determined (but not in any event after the expiration of that period) _____

(6) The surveyor so appointed shall act as an expert and not as an arbitrator and his decision shall be final _____

(7) If the rent payable for any period shall not be agreed or determined on or before the commencement of that period the rent falling due before the new rent is agreed or determined shall continue to be payable at the previous rate but the Lessees shall on the first quarter day following the agreement or determination of the new rent pay an additional sum equal to the difference (if any) between the rent payable at the previous rate and at the new rate from the commencement of that period until that quarter day _____

5. PROVIDED ALWAYS AND IT IS HEREBY AGREED that if any rent hereby reserved or any part thereof shall be in arrear for twenty one days after any of the days hereby appointed for payment thereof (whether formally demanded or not) or if there shall be any breach of any of the covenants on the part of the Lessees herein contained or if the Lessees or Lessee for the time being or any of them (being an individual) shall become bankrupt or enter into any arrangement or composition with creditors or (being a corporation) shall

enter into a liquidation (other than a members' voluntary liquidation) or have a receiver appointed of its undertaking or property or any part thereof or if the Lessees for the time being shall suffer any distress or execution to be levied then and in any of such cases it shall be lawful for the Lessor at any time thereafter to re-enter upon the Demised Premises or any part thereof in the name of the whole and determine this Lease but without prejudice to any rights or remedies which may then have accrued to either party against the other in respect of any antecedent breach of any of the covenants herein contained _____

I N W I T N E S S whereof the parties hereto have hereunto set their respective hands and seals the day and year first above written _____

THE FIRST SCHEDULE above referred to

All Those pieces or parcels of land containing 1,971.325 acres or thereabouts situate in the Parishes of Hanborough, Charlbury, Combe, Stonesfield, Long Hanborough, Bladon, Cassington, Kidlington and Wootton all in the County of Oxford Together with the Farmhouses and other buildings erected thereon All which said land and premises are more particularly hereinafter described and for the purpose of identification shown on the plans annexed hereto and thereon coloured Blue

	O.S. No.	No. on Estate Map	Buildings, Occupations, Roads, Garden, etc. Acres	ARABLE Acres	PASTURE Acres
BLENHEIM FARM PARTNERSHIP - Millwood Farm, Hanborough	178			20.629	
	179			12.539	
	187	Pt	5	14.747	
	188	Pt	5	3.667	
	186		6	12.598	
	180		7	17.730	
	183		8	16.525	
	184		9	15.728	
	182a		14	17.906	
	259	Pt	15	11.522	
	Pt 260	Pt	15		
	253		17		
	Pt 206		18		
	Pt 208		19	4.468	
	204		21	3.455	
	Pt 199	Pt	22	9.271	
	197		24	10.575	
	13		123	13.789	
	13a		125	4.700	
			2.501	189.849	
Lee Place (Baywell)	133				5.946
	133a				0.830
	134		0.715		
Cottages (Hixet)	Pt 32		0.833		
			1.548		6.776

	O.S. No.	No. on Estate Map	Buildings, Occupations, Roads, Garden, etc. Acres	ARABLE Acres	PASTURE Acres
BLENHEIM FARM PARTNERSHIP - Foxhole Barn Farm, Combe	85 86 87	41 42 43) 44) Pt 44 Pt 44		18.527 25.746 14.694	
Farmhouse & Buildings	3 77 78	45 46 22	1.506	0.799 1.708 22.167	
			1.506	83.641	
Kingswood Farm, Stonesfield	92 Pt 95 96 98 93 94 99/Pt 90 104 101 100	Kingswood Lane 3 1 2 4 4 4/4a 6 7 8	3.013 0.420	42.368 16.196 11.994 31.730 23.472 19.311 13.967	4.581
			3.433	159.038	4.581
Lower Westfield Farm, Combe	71 72 80 84 76 74 73 64	36 37 38 40 47 50 51 52	1.132	15.834 12.644 13.282 12.441	3.159
Sub-let to E W Busby	67 68 58	Pt 53 Pt 54 Pt 55		16.949 2.134 14.997 9.084	4.436
Sub-let to E W Busby Farmhouse & Buildings	65/66	61	1.905		
			3.037	97.365	7.595
Water Meadows	3) 3a) 4	46 47	0.177		13.916 14.260
			0.177		28.176
Old Woodstock - Allotments & Field		62		6.066 6.066	
TOTAL: 595.289 Acres					

	O.S. No.	No. on Estate Map	Buildings, Occupations, Roads, Garden, etc. Acres	ARABLE Acres	PASTURE Acres
E W BUSBY - Higher Westfield Farm, Combe	107	65	1.046		
	69	Pt 62	0.624		
	70	32/33		22.372	
	Pt 101	19		6.810	
	45	Pt 64			9.819
	106	66			2.706
	18	63		2.555	
	20	132			9.781
	47	131			7.842
	15	126			5.981
	49	128			6.087
	Pt 105	Pt 30			9.238
	Pt 102	Pt 34		14.224	
	Pt 82	Pt 35		13.899	
	Pt 43	Pt 134		5.824	
Limbeck Field	48	127			21.910
Taken over from Knibbs	100	18		11.634	
2 Cottages, Horns Close		133	0.250		
			1.920	77.318	73.364
TOTAL: 212.876 Acres					
Lower Westfield Farm, Combe	Pt 68	Pt 54		1.620	
	60	56			29.086
	62	57			13.651
	Pt 53	Pt 59			14.337
	Pt 58	Pt 55			1.580
				1.620	58.654
TOTAL: 4.100 Acres					
ALLOTMENTS AT LONG HANBOROUGH .		Pt 66		3.613	
		Pt 11	Access Road 0.487		
			0.487	3.613	
TOTAL: 2.300 Acres					
ALLOTMENTS AT BLADON		Pt 92		2.300	
				2.300	
TOTAL: 2.300 Acres					

	O.S. No.	No. on Estate Map	Buildings, Occupations, Roads, Garden, etc. Acres	ARABLE Acres	PASTURE Acres
A E COLLIER & R D COLLIER - Alma Grove Farm, Combe	Pt 5	116			0.830
	Pt 172	Pt 76			1.419
	83	39		21.270	
	Pt 172	Pt 76			5.742
	Pt 172	Pt 76		3.637) 3.409)	
	124	96			4.909
	Pt 39	Pt 99		15.399) 13.856)	
				<hr/> 57.571	<hr/> 12.900
Boltons Lane Farm, Combe	2	45			4.922
	123	100		3.487	
	122A	Pt 101		1.588	
	1	110			4.972
	34	111		56.915	
	35	Pt 112			6.671
	35A	Pt 112			5.140
	118	Pt 112	0.337		
	36	113	0.885		
	24	115			2.383
	4	117		11.990	
	32	102		1.174	
	Pt 31	104			0.781
	29	105			1.386
	26	109			6.421
	33	Pt 111			3.096
	Pt 31	Pt 106			0.344
	6	120			4.724
	7	121			13.393
Jacob's Hill (Ex S Knibbs)		Pt 110			7.759
			<hr/> 1.222	<hr/> 75.154	<hr/> 61.992
<hr/> TOTAL: 208.839 Acres <hr/>					
MRS J CRAWFORD - Home Farm, Bladon 14 Grove Road Bladon	Pt 18	Pt 90		18.500	
	Pt 19	Pt 92		22.370	
	Pt 14	Pt 80c	Cottage		
				<hr/> 40.870	
<hr/> TOTAL: 40.870 Acres <hr/>					
E GENT - Campsfield Farm, Kidlington	87	103			9.148
					<hr/> 9.148
			<hr/> TOTAL: 9.148 Acres <hr/>		

	O.S. No.	No. on Estate Map	Buildings, Occupations, Roads, Garden, etc. Acres	ARABLE Acres	PASTURE Acres
M J B COOK - Burleigh Farm, Cassington	64 48 Pt 47 67 66 65 82	121 122 Pt 123) Pt 124) 125 128 126) 127)		13.084 9.800 23.087 11.101 7.298 17.212 81.582	
Part Rectory Farm, Bladon	Pt 49 62 31	29 Pt 115 Pt 116 118 114			3.380 11.099 12.479 1.606 28.564
TOTAL: 110.146 Acres					
G G GREEN - Akeman Street Farm, Combe	87 Quarry 95	1 2	0.925	14.060	
			0.925	14.060	
Limbeck Farm, Combe	152 Sparrow Hall Cottages Pt 81 80 88 49	74/74a Pt 123 124 12 137	0.142	6.373 61.947 60.230 10.319 138.869	
			0.142		
TOTAL: 153.996 Acres					
T D HENMAN - Land at Long Hanborough	Pt 162 Pt 135	Pt 66 Pt 132		21.537 13.425 34.962	
TOTAL: 34.962 Acres					
J F MARGETTS - Mill Farm, Long Hanborough	61 59 53 55 51 50 49 48 47 69 68 70 71 72 77 75	79/80 81 101 102 Pt 103 104 105 106/107 111 137 132 133 134 Pt 135 Pt 135 136	0.908 2.372	17.467 16.201 16.071 28.934 16.065 7.643 8.457	4.362 0.538 14.382 7.119 5.882 1.079 4.465

	O.S. No.	No. on Estate Map	Buildings, Occupations, Roads, Garden, etc. Acres	ARABLE Acres	PASTURE Acres
J F MARGETTS - Hanborough Lodge) 1 Cottage)	Pt 47	Pt 89 Pt 124	0.110 3.390	6.030 116.868	 37.827
		TOTAL: 158.085 Acres			
M J & J C M PARSONS - Lower Dornford Farm, Wootton	75			26.941 26.941	
		TOTAL: 26.941 Acres			
SIR ASHLEY PONSONBY - Starveall Farm, Wootton	91 92 39	116 115 114		18.594 13.163 29.433 61.190	
		TOTAL: 61.190 Acres			
J F SMITH - Hordley Farm Wootton	163 Pt 164 268 266 269 267 162 150 167 167a 168 151 154a 156 157 158 159 160 30 31 148 149	Tracks & Woodland Belts 35 30 37 38/38a Pt 41 Pt 41 Pt 41 42 Pt 43 Pt 43 Pt 43 Pt 43 44 44a 45 46 47 Pt 48 Pt 48	0.150 2.999 1.492 0.227 0.226 0.636 1.500 1.659 0.302 0.286 9.477	25.481 35.359 109.090 169.930	6.658 106.849
		TOTAL: 286.256 Acres			
H G BUSBY - Land at Hanborough	221	50/51			25.802 25.802
		TOTAL: 25.802 Acres			

	O.S. No.	No. on Estate Map	Buildings, Occupations, Roads, Garden, etc. Acres	ARABLE Acres	PASTURE Acres
W E LAUGHTON - Land at Kingswood	Pt 86	10/11		20.528 <hr/> 20.528 <hr/>	
		<u>TOTAL: 20.528 Acres</u>			
STONESFIELD ALLOTMENTS	63	133		12.117 <hr/> 12.117 <hr/>	
		<u>TOTAL: 12.117 Acres</u>			
MISCELLANEOUS WOODLANDS - Millwood Farm, Hanborough		2	2.480		
Mill Farm, Hanborough		85	2.460		
Boltons Lane Farm, Combe		118	2.940		
			<hr/> 7.880 <hr/>		
		<u>TOTAL: 7.880 Acres</u>			

S U M M A R Y

Blenheim Farm Partnership	595.289 Acres
Higher Westfield Farm, Combe	212.876 "
Allotments - Long Hanborough	4.100 "
Allotments - Bladon	2.300 "
Alma Grove Farm - Combe	208.839 "
Hone Farm, Bladon	40.870 "
Campsfield Farm, Kidlington	9.148 "
Burleigh Farm, Cassington	110.146 "
Akeman Street Farm, Combe	153.996 "
Land at Long Hanborough	34.962 "
Mill Farm, Long Hanborough	158.085 "
Lower Dornford Farm, Wootton	26.941 "
Starveall Farm, Wootton	61.190 "
Hordley Farm, Wootton	286.256 "
Land at Hanborough	25.802 "
Land at Kingswood	20.528 "
Allotments at Stonesfield	12.117 "
Miscellaneous Woodlands	7.880 "

1,971.325 Acres

THE SECOND SCHEDULE above referred to

1. Rights of way at all times and for all purposes to and from the Demised Premises along the roads or tracks on the Lessor's adjoining lands (with the right to make up the surface of such roads or tracks for such purposes) subject to the payment by the Lessees of the whole or a proportion of the expenses of maintaining and keeping such roads or tracks in good repair as follows that is to say:-

(a) all expenses of making good any damage occasioned by the Lessees' use thereof or that of their servants agents or contractors (fair wear and tear excepted) and

(b) a fair proportion according to user of the expense of maintaining in the ordinary course of maintenance the roads or tracks used by the Lessees in the exercise of such rights

2. The right (but subject nevertheless to any other provisions of this Lease) to carry out on the Demised Premises all works usual or necessary for purposes connected with agriculture

THE THIRD SCHEDULE above referred to

1. All fruit trees and timber and timberlike trees and all mines and minerals and mineral substances gravel sand marl quarries brick earth chalk clay natural gas and its hydrocarbons with the right of access to cut search for work and carry away the same respectively also the right of access to inspect tend mark lop and bough trees paying to the Lessees reasonable compensation for all damage done

2. Full right to stack load and transport timber (including thinnings cordwood and underwood) felled elsewhere than on the Demised Premises and mined minerals and mineral substances won elsewhere than on the Demised Premises the Lessor doing as little damage as possible and paying to the Lessees reasonable compensation for all damage done

3. All game including nests and eggs of the same and (subject to the provisions of the Ground Game Act 1880 and the Ground Game (Amendment) Act 1906) all wildfowl hares and rabbits with the exclusive right subject as aforesaid for the Lessor and all persons authorised by him to preserve the same and to hunt course shoot and sport on the Demised Premises

4. The benefit of all existing and future wayleaves easements and rights affecting the Demised Premises and all rents and moneys payable in respect thereof except payments specifically to the occupier in respect of disturbance to agricultural occupation

5. The right to use all existing roads and paths on the Demised Premises and to grant such rights to other parties subject to a reasonable contribution towards the cost of maintenance of such roads and paths

6. All springs wells ponds streams and watercourses with all fish therein with power for the Lessor and all persons authorised by him (subject to sufficient

water being left for the Lessees for domestic and agricultural purposes) to take and carry away water therefrom by means of pipes or otherwise and the exclusive right to fish in the said waters

7. All other rights as would on a sale of the Demised Premises pass under Section 62 of the Law of Property Act 1925

THE FOURTH SCHEDULE above referred to

1. Not to permit any cottage on the Demised Premises to be occupied otherwise than by farm workers employed full-time thereon or take in any stock for agistment or permit thereon any campers or gypsies picknicking parties advertising signs or any other non-agricultural use of the land and buildings The letting of any farm cottage to a farm worker shall be by way of a written service occupancy agreement in a form previously approved by the Lessor in writing
2. To cultivate and manage the Demised Premises according to the rules of good husbandry as defined in Section 11 of the Agriculture Act 1947 so as not to impoverish or deteriorate the land and to keep and leave the same clean and in good heart and condition
3. To preserve all fruit trees and all timber and timberlike trees and not to drive nails into them cut lop or otherwise damage the same without the consent in writing of the Lessor Not to permit wire to grow into any tree
4. Subject to the Ground Game Acts not to do anything prejudicial to the preservation of any game (including nests and eggs) wildfowl woodcock and snipe hares or fish
5. To keep the Demised Premises free from disease from infestation by insects and other pests and from weeds moleheaps moles and rats
6. Not to alter or destroy any hedge or fence or wall on any part of the Demised Premises whereby the size or shape or any field shall be rendered different from its previous size or shape without the consent in writing of the Lessor
7. To insure and keep insured against damage or destruction by fire to the full value thereof all Buildings on the Demised Premises and to reinstate or replace any such Building so damaged or destroyed
8. (a) To repair maintain and keep in good and tenantable repair and order and condition all the buildings on the Demised Premises together with all Lessor's fixtures and fittings drains sewers water supplied pumps fences live and dead hedges gates field-walls garden walls posts stiles bridges culverts ponds watercourses ditches roads and yards in or upon the Demised Premises or which during this tenancy may be erected or provided thereon and to keep clean and in good working order all roof valleys eaves guttering and down pipes gulleys and grease-traps
(b) To replace or repair and upon replacement or repair adequately paint gas-tar or creosote as may be proper any item of fixed equipment
(c) As often as may be necessary properly to paint with at least two coats of a suitable quality and properly and adequately to gas-tar or creosote all outside wood and iron work (including the inside of all external doors and windows

which open outward) and all roofs and walls of all buildings (other than redundant) which have been previously painted gas-tarred or creosoted or which it is necessary to paint gas-tar or creosote

(d) As often as may be necessary properly to clean colour white'n paper and paint with materials of suitable quality the inside of all buildings which have been previously so treated and to limewash the inside of all buildings which previously have been limewashed

9. (a) To insure and keep insured against damage or destruction by fire to the full market value thereof all live and dead stock on the Demised Premises and all harvested crops grown for consumption thereon and to produce when required to the Lessor or his agent the policy of insurance and the receipts for the premiums thereon, and in the event of such damage or destruction to lay out the moneys received in respect of such insurance in replacing such live and dead stock (in the case of such moneys being insufficient for such purpose making good the deficiency out of his own moneys) and to return to the Demised Premises the full equivalent manurial value of such harvested crops

(b) Adequately to insure cattle, pigs and sheep against consequential loss following slaughter under the Diseases of Animals Act 1950 or any amendment thereof

10. To permit the Lessor at all reasonable times to have the right of ingress and egress for himself and all persons authorised by him with or without vehicles for the purposes of:

(i) Inspecting the Demised Premises

- (a) to ascertain the state of repair and condition thereof
- (b) in connection with any sale reletting or other disposition of the Demised Premises contemplated by the Lessor whether or not subject to this Lease and whether or not notice to quit has been served on the Lessees
- (c) in connection with any legal proceedings or any arbitration to which the Lessor may be a party or in which the Lessor is concerned

(ii) Carrying out the Lessor's obligations under any wayleave or other contracts entered into by the Lessor whether before or during the continuance of the tenancy

(iii) The full enjoyment of any of the exceptions and reservations contained in the Third Schedule hereto the Lessor making reasonable compensation to the Lessees for any damage or loss occasioned thereby

11. Not to alter any existing or erect any new building on the Demised Premises without the previous consent in writing of the Lessor

12. To do all cultivations seedings and other things in accordance with the rules of good husbandry up to the day of quitting as if they were a

continuing tenant

13. To do their best to prevent trespass over any part of the Demised Premises and to give notice to the Lessor of any continued acts of trespass To permit the Lessor to take proceedings against trespassers or poachers in the Lessees' names and to lay information and give evidence and sign if required notices to trespassers and others to keep off the Demised Premises The Lessor to indemnify the Lessees against any costs charges and expenses they may incur at his request in connection with these matters
14. To give notice forthwith to the Lessor of any notice served under the provisions of any Statute or Order affecting the interests of the Lessor or Lessees This provision is in addition to and without prejudice to any duty imposed on the Lessees by the general law to give notice to the Lessor of any writ notice or instrument served on the Lessees other than those above mentioned whereof the Lessees are bound to give notice to the Lessor
15. Not at any time during the continuance of the tenancy to do or omit or permit to be done or omitted anything on the Demised Premises the doing or omission of which shall be a contravention of the Town and Country Planning Act 1947 or any Act or Acts for the time being in force amending or re-enacting the same or any Regulations Orders or directions issued made or given under the said Act or Acts or any of them and to indemnify the Lessor against all actions proceedings damages penalties costs charges claims and demands in respect of such acts and omissions or any of them
16. To use the agency of the Blenheim Estate Office for the management of the Demised Premises
17. (i) Not without the Lessor's consent in writing to permit or suffer any basic quota under a marketing scheme to lapse or be reduced through any failure to produce on the Demised Premises a sufficient quantity of any produce now or hereafter the subject of a marketing scheme which is or has been produced on the Demised Premises or which is normally grown in the district
(ii) Not to dispose of the whole or any part of any basic quota under a marketing scheme allotted to the Demised Premises or to the Lessees in respect of the Demised Premises
(iii) On the termination of the demise to nominate the Lessor or the incoming Lessee as their successor in respect of any basic quota under a marketing scheme in respect of which the Lessees have the right of nomination
18. To prevent any new footpaths easements rights of way from being made over the Demised Premises

SIGNED SEALED AND DELIVERED)
by the said ARTHUR JAMES)
ROBERT COLLINS in the)
presence of :-)

Robert Collins
20 Essex Street
Strand, London WC2R 3AH
Legal Executive

W. G. G.

SIGNED SEALED AND DELIVERED
by the said GERARD WILFRED
WHITE in the presence of :-

} Gerard W. White

J. H. Sullivan
20, Essex Street
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