

## **Bond, Lease and Covenant relating to property in Eaton Square**

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**Know all Men by these Presents**  
 That I Thomas Longmore of the London  
 Road Southwark in the County of Surrey Surgeon am held and  
 firmly bound to George Henry Malmé of abingdon street  
 Westminster Gentleman in the Sum of Eleven thousand six  
 hundred pounds of good and lawful money of Great Britain to be paid  
 to the said George Henry Malmé or his certain attorney Executors or  
 administrators or assigns For which payment to be well and faithfully  
 made I bind myself my heirs executors and administrators and every of  
 them firmly by these presents. Sealed with my seal dated this twenty  
 fifth day of March in the year of our Lord one thousand eight  
 hundred and twenty seven.

**Whereas** by an agreement bearing date on or about the twenty third  
 day of September last made between the above bounden Thomas Longmore of the  
 one part and the above named George Henry Malmé of the other part the said  
 George Henry Malmé agreed to sell unto the said Thomas Longmore and the said  
 Thomas Longmore agreed to purchase of the said George Henry Malmé for the price  
 or Sum of four thousand eight hundred pounds the several leasehold Estates therein  
 and hereinafter mentioned, namely—

A Leasehold Estate consisting of six houses adjoining each other on the  
 Southern side of Eaton Square situate in the parish of Saint George Hanover  
 Square in the County of Middlesex one whereof is the corner house on the western side  
 of an intended street intended to be called Elizabeth Street and the others are the  
 second, third, fourth, fifth and sixth houses west of that street together with the coach  
 houses and outbuildings thereto belonging respectively held by six separate leases thereof  
 granted by Robert Earl Grosvenor to George Sutton by Indentures dated on or about the  
 first day of March, the twenty second day of February, the twenty third day of February  
 the twenty fourth day of February the twenty fifth day of February and the second day of  
 March one thousand eight hundred and twenty six respectively made between the said  
 Earl of the first part Seth Smith of the second part and the said George Sutton of the  
 third part each being for the term of ninety nine years from Lady day one thousand  
 eight hundred and twenty five.

A Leasehold Estate consisting of ten houses numbered 17 to 21 inclusive  
 and 27 to 31 inclusive in Canterbury Street alias White Horse Street in the parish  
 of Saint Mary Lambeth and County of Surrey held by a Lease thereof granted by Charles  
 Henry Pilgrim Esquire to the said George Sutton by Indenture dated on or about the  
 seventeenth day of June one thousand eight hundred and twenty five for the term of ninety five  
 years and three quarters of another year wanting ten days from the twenty fourth day of June  
 one thousand eight hundred and twenty five at the yearly Rent of sixty pounds.

And a Leasehold Estate consisting of one house in Windmill Street, the corner  
 of Glovers Hatch Road) and sixteen small houses on the northern side of Glovers Hatch Road  
 all in the said parish of Saint Mary Lambeth held by a Lease thereof granted by the said  
 Charles Henry Pilgrim to the said George Sutton by an Indenture dated on or about the seventeenth  
 day of June one thousand eight hundred and twenty five for the term of ninety five years and three  
 quarters of another year wanting ten days from the twenty fourth day of June one thousand eight

Hundred and twenty five at the yearly rent of Thirty eight pounds.

**And** it is by the said agreement provided that the said Thomas Longmore should be entitled from Michaelmas day one thousand eight hundred and twenty six to the rents of such of the said premises as were then let to yearly or quarterly tenants and from the Monday next after Michaelmas day one thousand eight hundred and twenty six to the rents of such of the said premises as were then let to weekly tenants and that the said Thomas Longmore should have possession of the Eden square property as soon after Michaelmas day then next as he should think proper and the ground rents for all the said Estates were to be cleared by the said George Henry Malme to Michaelmas day one thousand eight hundred and twenty six and the said George Henry Malme agreed to take the Bond of the said Thomas Longmore accompanied by a deposit of the title deeds to the said leasehold estates with an engagement by the said Thomas Longmore to execute a regular Mortgage thereof with promissory note if required by the said George Henry Malme for the payment of the said purchase money of four thousand eight hundred pounds on Michaelmas day one thousand eight hundred and thirty with interest in the meantime at the rate of five pounds per centum per annum by half yearly payments on Lady day and Michaelmas day in each year and with a clause that if any half yearly payment of interest should not be paid within fourteen days after the same should become due the whole principal money should be immediately recoverable and so far as much as the houses in Eden square were unfinished houses or cellars the said George Henry Malme agreed to lend unto the said Thomas Longmore at or before Michaelmas day one thousand eight hundred and twenty seven the sum of One thousand pounds to be secured by the Bond of the said Thomas Longmore payable at Michaelmas day one thousand eight hundred and twenty eight with such interest as aforesaid to be paid half yearly and the whole to be further secured by a deposit of Title deeds to the satisfaction of the said George Henry Malme in like manner as is therein before provided as to the said purchase money of four thousand eight hundred pounds should the said George Henry Malme require such further security and it was further agreed that all the costs and expenses of and incident to the conveying and assuring the said leasehold estates unto the said Thomas Longmore and of the securities to be made to the said George Henry Malme for the said sums of Four thousand eight hundred pounds and one thousand pounds respectively should be paid by the said Thomas Longmore.

**And** WHEREAS the possession of the said leasehold Estates and premises was delivered to the said Thomas Longmore shortly after the date of the said agreement and he has ever since been in the possession and in the receipt of the rents and profits thereof **And** WHEREAS the said George Henry Malme hath already lent and advanced to the said Thomas Longmore the said sum of One thousand pounds as the said Thomas Longmore doth hereby acknowledge and the said Thomas Longmore hath duly paid to the said George Henry Malme all interest due and payable to him in respect of the said two several sums of four thousand eight hundred pounds and one thousand pounds up to the day of the date of the above written Bond or Obligation **And** WHEREAS by an Indenture of assignment bearing date on or about the twenty third day of March instant and made between the above named George Henry Malme of the one part and the above bounden Thomas Longmore of the other part in consideration of the sum of Four thousand eight hundred pounds therein expressed to be paid by the said Thomas Longmore to the said George Henry Malme All and singular the leasehold Estates and premises herein before mentioned or referred to have been conveyed and assured by the said George Henry Malme to the said Thomas Longmore his executors administrators and assigns according to the tenor and effect and the true intent and meaning of the above recited agreement and the said George Henry Malme has also signed a receipt for the said sum of Four thousand eight hundred pounds entered in the said Indenture of assignment but no part of the said sum of four thousand eight hundred pounds has been paid by the said Thomas Longmore to the said George Henry Malme as the said Thomas Longmore doth hereby acknowledge and the said Thomas Longmore has deposited with the said George Henry Malme the same Indenture of assignment and all other deeds and writings relating to the said leasehold Estates and premises by way of security in pursuance of and according to the said recited agreement in that behalf and the said George Henry Malme his executors administrators or assigns

are to be entitled to have @ Mortgage with powers of sale of the premises comprised in the deeds so deposited for securing the said sums of four thousand eight hundred pounds and one thousand pounds and interest when he or they shall think fit and also additional security by mortgage with powers of sale of freehold or leasehold property of the value of Two thousand pounds above all incumbrances when required by the said George Henry Malme his executors administrators or assigns **Now the Condition** of the above written Bond or Obligation is such that if the above bounden Thomas Longmore his heirs executors or administrators do and shall duly pay unto the above named George Henry Malme his executors administrators or assigns the full sum of Five thousand eight hundred pounds of lawful money of the United Kingdom of Great Britain and Ireland Current in Great Britain with interest for the same sum at the rate of five pounds per centum per annum from the day of the date of the above written Bond or Obligation at the times and in the manner hereinafter mentioned that is to say the principal sum of one thousand pounds (part of the said principal sum of five thousand eight hundred pounds) on the twenty ninth day of September which will be in the year of our Lord one thousand eight hundred and twenty eight and the sum of four thousand eight hundred pounds (being the residue of the said principal sum of five thousand eight hundred pounds) on the twenty ninth day of September which will be in the year of our Lord one thousand eight hundred and thirty and if the said Thomas Longmore his heirs executors or administrators do and shall also pay unto the said George Henry Malme his executors administrators or assigns Interest at the rate of five pounds per centum per annum from the day of the date of the above written Bond or Obligation for the principal sum for the time being secured by the above written Bond or Obligation by half yearly payments on every twenty ninth day of September and twenty fifth day of March which shall happen in the mean time and up and unto the day whereunto the said principal sum shall be fully paid and satisfied Then the said above written Bond or Obligation shall be void But if any payment of principal or interest shall at any time or times remain unpaid for the space of fourteen days next after any or either of the days or times hereinbefore appointed or mentioned for payment of the same or if the said Thomas Longmore his executors or administrators shall refuse or neglect to execute such conveyance of the said leasehold Estates and premises as aforesaid or to give such further security as aforesaid unto the said George Henry Malme his executors administrators or assigns or to a Trustee or Trustees nominated by him or them as aforesaid when the said Thomas Longmore his executors or administrators shall be required so to do then and in any or either of the said cases the said Bond or Obligation shall be in full force and virtue and all principal money then secured by these presents shall be immediately recoverable with interest at the rate aforesaid to the time of payment. —

Signed Sealed and Delivered }  
in the presence of

*Wm. Parker*

*Thos Longmore*



*Memorandum - The above named George Henry Malme has this 1 November 1835 delivered up to me the above bounden Thos Longmore the Lease of the House at the Southern side of Laken Square at the East Corner of Elizabeth Street above referred to which House has been sold and conveyed by me to Thos Cottrell when Bond for £2,000 Part of the consideration received by me for the said House has this Day been deposited by me with the said George Henry Malme as a further Security for the above mentioned sum of £5,000 which still remains due to him and I hereby bind myself to do all that he shall consider necessary to perform to him the said Bond and all Benefit thereof in like manner as I am above required to perform to him the several leasehold Estates above mentioned*

*Thos Longmore*

Dated 25 March 1827

L. 2/1

Thomas Longmore Esq<sup>r</sup>

to

M<sup>r</sup> George Henry Mahne.

Bond to secure the  
payment of £5,800. and  
interest

Received the Interest on the within written Bond to Lady-day 1829 £115

George A. Mahne

1 October 1828 - Received the Interest on the within Bond to Michaelmas day 1828 £115

George A. Mahne

1 April 1829 - Received the Interest on the within Bond to Lady-day 1829 £115.

George A. Mahne

20 Nov. 1829 - Received £1000 Amount of the Int<sup>r</sup> of the within Bond to Michaelmas 1829

19 Dec. 1829 - Rec<sup>d</sup> £20 (per 3 Letters) on further Part of a Int<sup>r</sup> to Do

30 Dec. 1829 - Rec<sup>d</sup> £25 the Balance of same Interest to Do

Shelton

1 May 1830 - Received £98 On Account of the Int<sup>r</sup> of the within Bond to Lady-day 1830

12 June 1830 - Rec<sup>d</sup> £50 - Part of a Int<sup>r</sup> to Lady-day 1830

Sunday 10 June 1830 - Received the Interest on the within Bond to Michaelmas 1830

1 April 1831 - Rec<sup>d</sup> on Account of Interest to Lady-day 1831 - Forty-four Pounds

15 May 1831 - Received the Balance of Interest to Lady-day 1831

11 October 1831 - Received the Balance of Interest to Michaelmas-day 1831 £115 George A. Mahne

2 April 1832 - Received on Part of Interest to Lady-day 1832 £100 George A. Mahne

3 May 1832 - Received the Balance of Interest to Lady-day 1832 £25 George A. Mahne

21 October 1832 - Received the Interest (by Instalments last this Day) to Michaelmas 1832 George A. Mahne

10 April 1833 - Received the Interest (by Instalments last this Day) to Lady-day 1833 George A. Mahne

15 October 1833 - Received the Interest (by Instalments last this Day) to Michaelmas 1833 George A. Mahne

8 April 1834 - Received the Interest (by Instalments last this Day) to Lady-day 1834 George A. Mahne

15 October 1834 - Received the Interest (by Instalments last this Day) to Michaelmas 1834 George A. Mahne

8 April 1835 - Received the Interest to Lady-day 1835 George A. Mahne

17 Nov. 1835 - Received £150 on Part of Interest to Lady-day 1835

21 Nov. 1835 - Received £150 on Part of Interest to Lady-day 1835

30 April 1836 - Received the Int<sup>r</sup> to Lady-day last to three Instalments George A. Mahne

2 Nov. 1835 - Received by Instalments (the last this Day) the Int<sup>r</sup> to Michaelmas last George A. Mahne  
1837 Jan. 12 - Received by Instalments (the last this Day) the Int<sup>r</sup> to Michaelmas last George A. Mahne  
1837 Sept. 21 - Rec<sup>d</sup> by Instalments (the last this Day) the Int<sup>r</sup> due 24 Dec last George A. Mahne  
1838 April 6 - Rec<sup>d</sup> by Instalments (the last this Day) the Int<sup>r</sup> due 25 Dec last George A. Mahne  
1838 May 2 - Received Twelve Hundred and Fifty Pounds on a/c Principal George A. Mahne  
1838 May 25 - Rec<sup>d</sup> £510 the Int<sup>r</sup> to £1750 from 25 March last to 25 March 1838 George A. Mahne  
1838 July 20 - Rec<sup>d</sup> by Instalments the last this Day 4000 plus due Lady-day £5800 then due on the within Bond George A. Mahne  
1838 October 11 - Rec<sup>d</sup> the Int<sup>r</sup> due Michaelmas on £1550 George A. Mahne  
1838 November 18 - Rec<sup>d</sup> £250 on a/c Principal George A. Mahne also Int<sup>r</sup> to Do: from 25 Sept. to this day 1838  
1839 Jan. 9 - Rec<sup>d</sup> £900 on a/c Principal George A. Mahne  
1839 Jan. 21 - Rec<sup>d</sup> the Int<sup>r</sup> on £1550 from Michaelmas to Michaelmas last £56.17.6 George A. Mahne  
1839 April 19 - Rec<sup>d</sup> the Int<sup>r</sup> on £1500 from Michaelmas to Christmas last and on the £1900 from 9 Jan. last from Christmas last to 9 Jan. last in all £67.13.11 George A. Mahne  
1839 July 23 - Rec<sup>d</sup> the Int<sup>r</sup> on £2100 from Christmas last to Lady-day last £30 George A. Mahne  
1840 Jan. 16 - Do. Int<sup>r</sup> to Christmas 1839 £50  
Nov. 6 - Do. Int<sup>r</sup> to Michaelmas 1839 £50  
Dec. 20 - Rec<sup>d</sup> Int<sup>r</sup> to Christmas 1839 £50  
1841 Jan. 23 - Rec<sup>d</sup> Int<sup>r</sup> to Michaelmas 1841 £50  
July 22 - Rec<sup>d</sup> Int<sup>r</sup> to Christmas 1841 £50  
Dec. 21 - Rec<sup>d</sup> Int<sup>r</sup> to Michaelmas 1842 £50  
1842 Aug. 10 - Rec<sup>d</sup> Int<sup>r</sup> to Christmas 1842 £50  
1842 Jan. 7 - Rec<sup>d</sup> Int<sup>r</sup> to Michaelmas 1842 £50  
1842 June 10 - Rec<sup>d</sup> Int<sup>r</sup> to Christmas 1842 £50

**This Indenture** made the first day of September  
the year of our Lord one thousand eight hundred and thirty four **BETWEEN**  
**Thomas Longmore** of the London Road in the Borough of Southwark or  
Surgeon of the one part and **Henry Gompertz** of Portland Place in the  
same Borough Esquire of the other part **Witnesseth** that for and in consideration  
of the sum of One thousand five hundred pounds of lawful money of Great Britain  
in hand paid to the said Thomas Longmore by the said Henry Gompertz at or  
before the sealing and delivery of these presents the receipt whereof the said Thomas  
Longmore doth hereby acknowledge and also in consideration of the yearly re-  
nt and covenants hereinafter reserved and contained to be paid performed and  
observed by the said Henry Gompertz his executors administrators and assigns  
he the said Thomas Longmore **Doth** hereby demise and lease unto the said  
Henry Gompertz his executors administrators and assigns All that messuage  
or dwellinghouse situate on the south side of Eaton Square in the Parish of  
Saint George Hanover Square within the Liberties of Westminster being the corner  
house of the west end of a new Street called Elizabeth Street together with the coach  
house and Stabling immediately in the rear of the said messuage fronting the  
intended Mews or Stable Yard there and the ground which forms the side of the  
said messuage Coach house and Stabling containing as well in front next the  
said Square as in the rear next the said Mews twenty five feet or thereabouts  
and in depth one hundred and twenty feet or thereabouts together also with the  
use of the oblong Garden in front of the messuage hereby demised in commo-  
with the other tenants of houses in Eaton Square and all rights and opportunities  
to the said messuage coach house and Stabling belonging as the said messuage  
and premises hereinbefore described and hereby demised are now held by the said  
Henry Gompertz under and by virtue of an Indenture of lease bearing date on or  
about the fifteenth day of May One thousand eight hundred and thirty three and  
made between the said Thomas Longmore of the one part and the said Henry  
Gompertz of the other part whereby the said messuage and premises were re-  
demised by the said Thomas Longmore to the said Henry Gompertz for the term  
of twenty one years from the then preceding Lady Day **To have and to hold**  
the said messuage or dwellinghouse and all other the premises hereby demised  
unto the said Henry Gompertz his executors administrators and assigns from  
the twenty fifth day of March which will be in the year of our Lord one thousand  
eight hundred and fifty four (being the day on which the before mentioned lease  
will expire) for and during the term of seventy years wanting ten days from

thence next ensuing and fully to be complete and ended *Rendering and*  
*paying* therefore unto the said Thomas Longmore his executors administrators  
 and assigns during the said term the yearly rent or sum of two hundred pounds  
 of lawful money of Great Britain free from any deduction or abatement for or in  
 respect of any present or future taxes rates charges assessments or impositions  
 whatsoever by quarterly pactions on Christmas day Lady day Midsummer day and  
 Michaelmas day in each and every year the first payment thereof to begin and be  
 made on Midsummer day which will be in the said year of our Lord One &  
 thousand eight hundred and fifty four And the said Henry Gompertz doth  
 hereby for himself his heirs executors administrators and assigns covenant and  
 agree with the said Thomas Longmore his executors administrators and assigns  
 in the manner following (that is to say) that the said Henry Gompertz his executors  
 administrators and assigns shall and will from time to time during the  
 continuance of the term hereby granted duly pay unto the said Thomas  
 Longmore his executors administrators or assigns the said yearly rent or  
 sum of two hundred pounds in the manner hereinbefore appointed or mentioned  
 And also shall and will during the continuance of the said term from time to  
 time bear and pay the several rates and all other taxes rates charges and  
 assessments whatsoever which for the time being shall be taxed rated  
 assessed or charged upon the premises hereby demised in respect of the  
 premises hereby demised or in respect of the rent hereby reserved And shall  
 not nor will make any alteration whatsoever in the external appearance of  
 the said messuage next Eaton Square nor use or suffer to be used the said  
 messuage otherwise than as a private Dwellinghouse And also shall and  
 will well and sufficiently repair uphold support sustain maintain slate &  
 glaze lead paint purge scow cleanse empty amend and keep the said messuage  
 and all other the premises hereby demised and all the pavements walls fences  
 pipes gutters water courses privies sinks drains sewers and appurtenances  
 thereunto belonging in by and with all needful and necessary reparations  
 and amendments whatsoever when where and as often as need or occasion  
 shall require during the term hereby granted and the same premises with  
 their appurtenances being so well and sufficiently repaired upheld supported  
 sustained maintained slated glazed leaded painted paved purged &  
 scowed cleansed emptied amended and kept at the end or other sooner  
 determination of the term hereby granted shall and will leave an equal  
 up unto the said Thomas Longmore his executors administrators and

assigns together with all doors wainsots shelves dressers locks keys bolts  
bars staples hinges hearths marble and other chimney pieces mantle pieces  
and Chimney Jambs foot pieces and slabs corings glazed windows and  
sashes windows and window shutters partitions cisterns sinks water closets  
pumps pipes and trunks of all sorts for conveying water and all posts pales  
rails bails racks and manglers and all other things (not being fixed furniture  
or articles usually considered as tenants fixings furnished and set up by  
the said Henry Gompertz his executors administrators or assigns which at  
any time during the said term shall be anyways fixed or fastened to or  
set up in or upon the premises hereby demised or any part thereof and  
belong to the freehold of the same and that it shall be lawful as well for  
the said Thomas Longmore his executors administrators and assigns as  
also for Robert Marquiss of Westminster (and the superior landlord of the  
premises hereby demised) his heirs and assigns and his or their Agent or  
Agents Surveyor or Surveyors with or without workmen or others in his  
their or any of their Company twice or oftener in every year during the  
term hereby granted to enter into the said demised premises or any part  
thereof to see the state and condition of the repairs thereof and all such  
defects and wants of repair as shall be then and there on any such view  
found to give or leave notice in writing at or upon the said demised premises  
or some part thereof unto or for the said Henry Gompertz his executors  
administrators or assigns to repair and amend the same within three  
calendar months then next following within which said time or space of  
three calendar months the said Henry Gompertz his Executors administrators  
or assigns shall and will well and sufficiently repair and amend the  
same accordingly And also that the said Henry Gompertz his executors  
administrators or assigns shall and will pay and allow his and their  
reasonable share of the costs and charges of maintaining supporting  
repairing lighting cleansing paving and keeping in good order and  
condition the said oblong garden and the iron rails inclosing the same  
and the walks lawns and shrubberies thereof And also shall and will  
immediately on the commencement of the term hereby granted insure or  
cause to be insured from loss or damage by fire in some responsible  
insurance office in London or Westminster the said Messuage Coach-  
house and Stabling hereby demised for not less than the sum of Two  
thousand five hundred pounds and shall and will from time to time

pay the duty and all other payments necessary to keep the insurance on foot during the term hereby granted and that all monies which shall be received from time to time for or in respect of any such insurance shall be forthwith applied and laid out in towards rebuilding the said Messuage or Coachhouse and Stables or in repairing all such damages as shall or may happen thereto by fire or by reason or means thereof and not otherwise or elsewhere and that the said Henry Gompertz his executors administrators or assigns shall not nor will at any time during the term hereby granted use or permit or suffer to be used the premises hereby demised or any part thereof as or for an hotel, tavern or public House or for any art trade or manufacture or whatsoever nor do or permit or suffer to be done in upon or about the premises hereby demised any act or thing whatsoever which may be or grow to the prejudice injury or annoyance of the said Thomas Longmore his executors administrators or assigns or his or their tenants for the time being in Eaton Square aforesaid Provided always that if the rent hereby reserved or any part thereof shall at any time or times be in arrear and unpaid for the space of twenty one days after the same shall become due and being demanded at or at any time after the expiration of the said twenty one days shall not be paid when demanded or if there shall be default or breach in the observance or performance of all or any of the Covenants hereunto before contained on the Lessees part then in either of these said cases and at any time afterwards it shall be lawful for the said Thomas Longmore his executors administrators and assigns into and upon the premises hereby demised or into and upon any part thereof in the name of the whole to reenter and the same to have again repossessed and enjoy as in his or their first or former estate AND the said Thomas Longmore doth hereby for himself his executors administrators and assigns covenant and agree with the said Henry Gompertz his executors administrators and assigns that the said Henry Gompertz his executors administrators and assigns paying the rent hereby reserved as the same shall become due and performing all the Covenants herein contained on his or their parts to be performed may quietly hold the premises hereby demised during the whole term hereby granted without any molestation or interruption from or by the said Thomas Longmore his executors administrators or assigns or from or by any person or persons rightfully claiming or to claim through or under him or them or by or through his or their acts means default privity or procurement In witness to

This is a copy of a Lease executed this day by Mr. Longmore done and I under take and engage to execute a counterpart if required whenever called on to do so.

Henry Gompertz  
September 1. 1834

Dated 4<sup>th</sup> 7<sup>th</sup> 1854

2 1/2

M<sup>r</sup>. Thomas Longman  
— to —  
Henry Gompertz Esq<sup>r</sup> }

Copy

Lease of Dullingham and  
Premises in Lake Square



# This Indenture

made the seventh day of October  
 One thousand eight hundred and sixty one *Between Maria  
 Longmore* of Portland Place Borough Road in the County of  
 Surrey Widow of the one part and *William Grogan* of No 66  
 Jack Street Grosvenor Square in the County of Middlesex Estate Agent  
 of the other part *Whereas* by an Indenture of Underlease dated  
 the ninth day of November One thousand eight hundred and thirty  
 three and made between Thomas Longmore of the one part and  
 William Witham Esquire since deceased of the other part All that  
 messuage or dwelling-house situate on the South side of Eaton  
 Square in the Parish of Saint George Hanover Square within the  
 Liberties of Westminster and being the fifth house Westward including  
 the corner house of the West end of a new Street called Elizabeth  
 Street together with the coach-house and stabling immediately in the  
 rear of the said messuage fronting the then intended Mews or  
 Stable-yard there And the ground which formed the site of the  
 said messuage coach-house and stabling containing as well in  
 front next the said Square as in the rear next the said Mews  
 twenty two feet two inches or thereabouts and in depth one hundred  
 and seventeen feet six inches or thereabouts Together also with the  
 use of the oblong Garden in front of the Messuage Thereby  
 demised in common with the other Tenants of Houses in Eaton  
 Square and all rights and appurtenances to the said messuage coach  
 house and stabling belonging were demised unto the said James  
 Witham his executors administrators and assigns from the twenty fifth  
 day of March then next for the term of Ninety years wanting  
 five days thence next ensuing subject nevertheless to the payment  
 of the rent thereby reserved and to the observance and performance  
 of the covenants conditions and agreements therein contained and by  
 and on the part of the Underlessee his executors administrators  
 and assigns to be respectively paid observed and performed And  
*Whereas* the said messuage and premises have lately been assigned  
 to and are now absolutely vested in the said William Grogan  
 his executors administrators and assigns for the residue of the  
 said term of Ninety years (wanting five days) granted therein  
 by the said Indenture of Underlease And *whereas* the several  
 deeds and writings specified in the Schedule hereto relate as well

To the premises comprised in the said Indenture of Underlease  
as to other premises the Property of the said Maria Longmore  
and are now in her possession and the said Maria Longmore  
hath at the request and costs of the said William Grogan agreed  
to enter into the covenant for the production of the same deeds  
and writings and otherwise in relation thereto herein-after contained  
Now this Indenture witnesseth that in pursuance of the  
said agreement and in consideration of the sum of Ten shillings  
on the execution hereof paid by the said William Grogan to  
the said Maria Longmore the receipt whereof she doth hereby  
acknowledge She the said Maria Longmore Doth hereby for  
herself her heirs executors and administrators so as to bind  
herself and her representatives only while having the actual custody  
of the deeds and writings hereby covenanted to be produced  
and so far as practicable to bind such deeds and writings  
into whosoever hands the same may come and not so as to  
bind herself or her representatives or to incur any liability in  
relation thereto further or otherwise covenant with the said William  
Grogan his executors administrators and assigns that she the said  
Maria Longmore her heirs executors or administrators will unless  
prevented by fire or other accident upon every reasonable request  
by the said William Grogan his executors administrators or assigns  
or any person lawfully or equitably claiming any estate right  
title or interest in or to the said premises comprised in the  
said Indenture of Underlease or any part thereof at the costs  
of the person or persons requiring the same in England and  
not elsewhere produce and shew or procure to be produced and  
shewn to him them or any of them or to such person or  
persons as he or they shall require or at any trial hearing  
or examination in any Court of Law or other Judicature or  
in the execution of any Commission or elsewhere as shall be  
reasonably required every or any of the said deeds and writings  
specified in the said Schedule hereto for the manifestation support  
and defence of the estate title and possession of the said  
William Grogan his executors administrators or assigns and every  
or any such other person as aforesaid and will at all times  
at the cost of the said William Grogan his executors administrators  
or assigns or any such other person as aforesaid make and

furnish to him or them such true copies attested or unattested  
abstracts or extracts of and from all or any of the same  
deeds and writings as he or they may require In witness  
whereof the said parties to these presents have hereunto set  
their hands and seals the day and year first above written.

The Schedule above referred to.

1826 January 1<sup>st</sup> Indenture made between George Sutton of Southwark Bridge  
Road in the County of Surrey Builder of the one part and  
George Henry Malmé of Marsham Street Westminster in the said  
County of Middlesex Gentleman of the other part.

1826 February 25<sup>th</sup> Indenture of Lease made between The Right Honorable  
Robert Earl Grosvenor of the first part Seth Smith of the Parish  
of Saint George Hanover Square in the County of Middlesex  
Builder of the second part and the said George Sutton of  
the third part.

1826 March 14<sup>th</sup> Indenture indorsed upon the said Indenture of the first  
January One thousand eight hundred and twenty six made between  
the said George Sutton of the one part and the said  
George Henry Malmé of the other part.

1826 March 23 Indenture made between the said George Henry Malmé of  
the one part and Thomas Longmore of London Road in the  
Borough of Southwark in the said County of Surrey Surgeon  
of the other part.

Signed Sealed and Delivered  
by the above named Maria Longmore  
in the presence of . . . . .

Maria Longmore (L.S.)

Jas Anderson  
Clerk to Messrs Rogers Solicitors  
Manchester Buildings  
Westminster

Signed Sealed and Delivered  
by the above named William Grogan  
in the presence of . . . . .

Dated 7<sup>th</sup> October 1861

L. 2/3

M<sup>rs</sup> Longmore  
to  
M<sup>r</sup> W. Grogan }

Copy  
**Deed of Covenant**  
for production of Title Deeds  
relating to a Leasehold  
dwelling-house and premises  
N<sup>o</sup> 54 Eaton Square London.

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