2PEN
½PEN

Landlord
William Manifold

Tenant
Stephen Reynolds

Three and one half Acres of Ballyraine more less

WICKLOW

For life of Stephen Reynolds the Lessee

Rent payable to Landlord 17:10:0
Tythe 0:5:4½
£ 17:15:4½

Clause of entry and distress

Printed by Order of the Honorable the Commissioners of Stamps.—1829.

This Indenture

MADE the Twenty first Day of February in the Year of our Lord, One Thousand Eight Hundred and thirty one BETWEEN William Manifold of the Town of Arklow in the County of Wicklow Farmer of the one part and Stephen Reynolds of the Said Town of Arklow in the County of Wicklow aforesaid Shopkeeper of the other Part, WITNESSETH that the said William Manifold for and in Consideration of the yearly Rent and Covenants herein after reserved, HATh demised, granted, set, and to Farm let, and by these Presents DOth demise, grant, set, and to Farm let, unto the said Stephen Reynolds ALL that and those that part of the Lands of Ballyraine now in the actual possession of the Said Stephen Reynolds containing three and one half acres Irish Plantation Measure be the Same more or less and which is bounded and Measured as follows that is to Say on the North by part of Ballyraine in the possession of Mrs Atkins or her under tenants on the South by a field in the possession of Mrs Lydia Sherwood on the East by part of Ballyraine in the possession of Mr Manifold the Lessee and on the West by Captain Hons holding which lands are Situate lying and being in the parish and Barony of Arklow in the County of Wicklow

TO HAVE AND TO HOLD the said demised Premises, with the Rights, Members, and Appurtenances thereunto belonging or in anywise appertaining, unto the said Stephen Reynolds his Heirs executors admrs or Assigns, from the First Day of January one thousand eight hundred and thirty one for and during the Natural life of Stephen Reynolds the lessee provided the Interest of the Said William Manifold therein so long continues

YIELDING AND PAYING therefore and thereout, yearly and every Year during the said term unto the said William Manifold his Heirs executors and Assigns, the yearly Rent of Seventeen pounds fifteen shillings and four pence half penny Sterling to be paid by two equal Payments, on every First day of January and First day of July in every Year during the said term over and above all Taxes, Charges, and Impositions whatsoever, (Quit-rent and Crown-rent excepted,) the first Payment thereof to be made on the First Day of July next ensuing the Date of these Presents. AND if the said reserved yearly Rent or any Part thereof shall happen to be behind or unpaid by the Space of twenty-one Days next after the Days herein before mentioned for the Payment thereof, then and so often as it shall so happen it shall and may be lawful to and for the said William Manifold his Heirs executors admrs or Assigns, into the said demised Premises or any Part thereof to enter and distrain, and the Distress and Distresses then and therefore found to lead, drive take away and dispose of according to Law: And if no sufficient Distress or Distresses shall or may be found on the said demised Premises to satisfy the said Rent and all Arrears thereof, then it shall and may be lawful to and for the said William Manifold his Heirs executors admrs or Assigns, into the said demised Premises or any Part thereof in the Name of the Whole to re-enter, and the same to have again, re-possess and enjoy as in his or their former Estate, any Thing in these Presents contained to the contrary in anywise notwithstanding. AND the said Stephen Reynolds doth for himself his Heirs executors admrs and Assigns, covenant promise, and agree to and with the said William Manifold his Heirs executors admrs and Assigns, by these Presents, that the the said Stephen Reynolds his Heirs executors admrs and Assigns, shall and will from Time to Time and at all Times hereafter during the Term hereby demised, well and truly satisfy, content and pay to the said William Manifold his Heirs executors admrs Assigns, the said yearly Rent on the said Days and Times herein before mentioned for the Payment thereof, clear above all Taxes as aforesaid. AND that the said Stephen Reynolds his Heirs executors admrs Assigns, shall and will, during this Demise, preserve, uphold, support, maintain, and keep the said demised Premises, and all Improvements made and to be made thereon, in good and sufficient Order, Repair, and Condition; And at the End of said term or other sooner Determination of this Demise, shall and will so leave and yield up the same unto the said William Manifold his Heirs executors admrs or Assigns.

AND the said William Manifold doth hereby for himself his Heirs executors admrs and Assigns, covenant, promise and agree to and with the said Stephen Reynolds his Heirs executors admrs and Assigns, that the said Stephen Reynolds his Heirs executors admrs Assigns, paying the said reserved yearly Rent, and performing the Covenants herein before mentioned, shall and may peaceably and quietly have, hold, and enjoy the said Premises, with the Appurtenances, during the Term hereby demised, without any Let, Hindrance, Interruption or Disturbance of the said William Manifold his Heirs executors administrators or Assigns, or any Person or Persons claiming or deriving from or under him them or any of them. In Witness Whereof the aforesaid parties have hereunto put their hands and Seals the day and Year herein first above Written

Signed Sealed and Delivered in the presence of

D W Carson

Wm Manifold

Stephen Reynolds his X Mark