

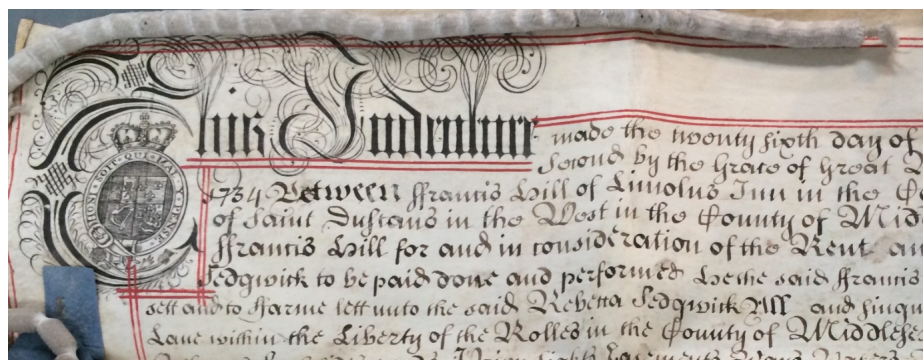
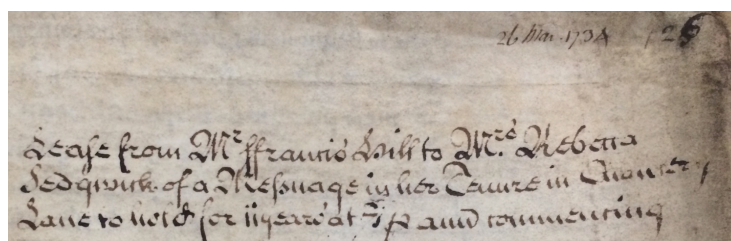
Lease for Robin's Coffee House (TNA, C 3/37)

Summary

Lessee: Mrs Rebecca Sedgwick
 Lessor: Mr. Francis Hill
 Property: Messuage in Chancery Lane called Robin's Coffee House
 Date: 26 March 1734

Text

Lease from Mr Francis Hill to Mrs Rebecca Sedgwick of a Messuage in her Tenure in Chancery Lane to hold for 11 years at £71 and commencing -, dated 26 Mar 1734



This Indenture made the twenty sixth day of March in the seventh year of the reign of our sovereign Lord George the second by the grace of Great Britain France and Ireland King Defender of the faith etc. Anno Domini 1734 between Francis Hill of Lincoln's Inn in the County of Middlesex Esq. of the one part and Rebecca Sedgwick of the parish of Saint Dunstons in the West in the County of Middlesex aforesaid Spinster of the other part Witnesses that he the said Francis Hill for and in consideration of the rent and covenants herein after contained on the part and behalf of the said Rebecca Sedgwick to be paid done and performed he the said Francis Hill has demised granted set and to farm let And by these presents does demis grant set and to farm let unto thee said Rebecca Sedgwick **All and singular that messuage or tenement wherein she does now live and reside situate in Chancery Lane within the Liberty of the Rolls in the County of Middlesex called or known by the sign or name of Robin's Coffee House** together with all outhouses backsides yards privy lights easements ways waters watercourses passages profits commodities and advantages whatsoever to the messuage or tenement and passage ? belonging or in any wise appertaining together with all and every their appurtenances To have and to hold the said messuage or tenement and premises before hereby demised or intended so to be with their and every their appurtenances unto the said Rebecca Sedgwick her executors administrators and assigns from the day next before the day of the date of these presents for and during and unto the full term of eleven years fully to be complete and ended yielding and paying yearly and every year during the said residue of the term of eleven years hereby granted unto the said Francis Hill his executors administrators and assigns the yearly rent or sum of seventy one pounds of lawful money of

Great Britain at the four most usual feasts or days of payment in the year that is to say the feast of Saint John the Baptist the feast day of Saint Michael the Archangel the Nativity of our Lord Christ and the Annunciation of the blessed Virgin Mary by even and equal portions the first quarterly rent or payment thereof to be made on the feast day of Saint John the Baptist next ensuing the date of these presents and that without any deduction defalcation or abatement for any taxes or impositions whatsoever imposed or to be imposed by Act of Parliament or otherwise howsoever the Land Tax only excepted And the said Rebecca Sedgwick for her self her heirs executors administrators and assigns does covenant promise and agree to and with the said Francis Hill his executors administrators and assigns by these presents in manner and form following (that is to say) that she the said Rebecca Sedgwick her executors administrators and assigns shall and will yearly and every year from time to time during the said term hereby granted well and truly pay or cause to be paid unto the said Francis Hill his executors administrators and assigns the said yearly rent or sum of seventy one pounds of lawful money on the feast days or times above limited for payment thereof according to the true intent and meaning of these presents And further that if the said rent or sum of seventy one pounds or any part thereof shall be behind or unpaid in part or in whole by the space of fourteen days next after the said respective feast days of or days payment whereon the same ought to be paid as aforesaid being lawfully demanded that then and from thenceforth it shall and may be lawful to and for the said Francis Hill his executors administrators and assigns into the said messuage [part of line covered by fold] have hold occupy possess and enjoy as in his and their former estates And further that the said Rebecca Sedgwick her executors administrators and assigns at hjer and their own proper cost and charges the said messuage tenement and premises hereby demised by and with all manner of needful and necessary repairs and amendments whatsoever shall and will well and sufficiently repair uphold sustain maintain glaze cleanse scour amend and keep and also pave purge scour cleanse glaze empty and keep the pavements privies sinks widdraughts and glass windows to the said messuage or tenement belonging or appertaining in by and with all manner of needful and necessary repairs pavings purgings scourings glazings and amendment whatsoever and that from time to time and at all times where and so often as need shall be and require except the same shall happen to be destroyed by fire not beginning in the demised premises during the said term hereby granted determinable as aforesaid And also that it shall and may be lawful to and for the said Francis Hill his executors administrators and assigns with workmen and others or without at his and their or any of their wills or pleasures twice in every year during the continuance of this lease in the daytime to enter and come into or upon the said demised premises and ever or any part thereof to view search and see the state and condition of the repair thereof and of the defects and want of repairs and mandements as hall be there found and to give and leave notice in writing at the premises hereby demised to and for the said Rebecca Sedgwick her executors administrators and assigns to repair and amend the same within three months after every such notice so given or left by the said Francis Hill his executors administrators and assigns or any of them within the said space of three months next after such notice so given or left as aforesaid She the said Rebecca Sedgwick for her self her executors administrators and assigns does covenant promise and agree to and with the said Francis Hill his executors administrators and assigns well and sufficiently to repair and amend all and every such defects and wants of repair and amendment that shall be found upon every such view and the said messuage and premises hereby demised and every part thereof so repaired supported maintained ? and amended together with the things mentioned in the schedule hereunto annexed at the expiry or sooner determination of this present lease shall and will leave surrender and yield up to the said Francis Hill his executors administrators and assigns accidents by fire only excepted unless such fire should happen to begin in the said demised premises or some part thereof And the said Francis Hill for himself his executors administrators and assigns does covenant promise and agree to and with the said Rebecca

Sedgwick her executors administrators and assigns by these presents That she the said Rebecca Sedgwick her executors administrators and assigns paying the rent and performing the covenants above mentioned on her and their parts to be performed shall and may peaceably and quietly have hold occupy possess and enjoy the said demised premises with the appurtenances and every part thereof during the said term of eleven years hereby granted without any let suite eviction or interruption whatsoever of by of from him the said Francis Hill his executors administrators and assigns or any person or persons whatsoever lawfully claiming or to claim by from and under him them or any of them or by his their or any of their art or arts means default or pronizement and that free and that free and clear and freely and clearly acquitted exonerated and discharged from time to time and at all time hereafter during the term hereby granted of any from all former gifts grants and leases made thereof or of any part thereof by the said Francis Hill And the said Francis Hill for himself his executors administrators and assigns does further covenant promise and agree to and with the said Rebecca Sedgwick her executors administrators and also by these presents that he the said Francis Hill has not at any time heretofore ? wittingly suffered ? matter or thing by means whereof the said messuage or tenement and premises hereby demised or any part thereof for the said term and number of years ? ? ? shall or may be defeated encumbered or made void In Witness whereof the said parties to these presents have ? ? ? and year first above written

The schedule in the annexed Indenture mentioned and to which the same refers

West Garret forwards

Two sash windows and window linings skirted round iron rimmed lock and key

East Garret forwards

Three sash windows and window linings skirted round a tiled hearth iron rimmed lock and brass nobs

North West Back Garret

Three sash windows window linings skirted round a tiled hearth iron rimmed lock and brass nobs

South East Back Garret

Two sash windows and window linings skirted round iron rimmed lock and key

Stair Head

Trap door on the stairs head sky light to give light to the stairs the stairs skirted down

Two pair stairs south forwards

Wainscotted and painted two sash windows Portland chimney piece and slab fire stone hearth and white tiles iron rimmed lock and brass nobs

Two pair stairs north forwards

Wainscotted and painted three sash windows Portland chimney piece and slab slips and nosings fire stone hearth and white tiles two iron rimmed locks and brass nobs

Two pair stairs backwards north east

Wainscotted and painted three sash windows inside shutters and fastenings Portland chimney piece slab slips and nosing fire stone hearth and white tiles two iron rimmed locks and brass nobs

Two pair stairs backwards south east

Wainscotted and painted two sash windows inside shutters and fastening Portland chimney piece and slab firestone hearth and white tiles iron rimmed lock and brass nob

Stairs Head

Wainscotted to the top and stair oak wainscoted rail high

Little room one pair stairs south

Wainscotted and painted two sash windows inside shutters and fastenings Portland chimney piece and slab with fire stone hearth two iron rimmed locks and brass nob

In the Coffee room

Wainscotted and painted six sash windows three Portland chimney pieces and slabs fire stone hearth one sash door from the stairs

The room behind the bar

Wainscotted and painted two sash windows inside shutters and fastening Portland chimney piece and slab fire stone hearth two iron rimmed locks and brass nob

The Stairs Head

Wainscotted to the top and stair ? wainscoted rail high

Ground room backward north

Wainscotted and painted two sash windows Portland Chimney piece and slab fire stone hearth

The Passage

Wainscotted and painted one sash window one large iron rimmed lock to the street door a door at the cellars stairs head and stock lock

The Kitchen

Part wainscoted a sash window whole ? window board wooden chimney piece and shelf wooden sink lined with lead three shelves paved with broad stone stairs foot paved with broad stone a closet enclosed under the stairs an old lock two iron bars to the circular windows an iron bolt and latch to the door to the area front area paved with broadstone one vault ditto paved with brick one other vault paved with stone with a seat and front in ditto and lined four foot and half high six iron bars between the two areas three vaults under the gateway paved with brick and doors into the same

Ground front to Chancery Lane

A window of outside shutters with iron bolts to fasten the same a frontispiece covered with lead with three stone steps to the door

Back area paved with broad stone a vault paved with brick and door to the same

Back front

Three windows of outside shutters and iron bolts to fasten the same a leaden pipe and brass cork to bring the water into the area a Portland Kerb round the area with iron panjadore round the same