

Dated Dec 18th 1925

14th C. E. Flenley

AND

M^r W. J. Davis

Agreement to Let

Tyhen 41, High St.
Cowbridge.
Glan.

Memorandum of Agreement made this

Eighteenth day of *December*

One Thousand Nine Hundred and *twenty five*

BETWEEN *Catherine Elizabeth Lewellyn*

of the one part and *William James Davies*

of the other part

Whereby the said *Catherine Elizabeth Lewellyn*

agree to let, and the said *William James Davies*

agree to take ALL that messuage or tenement *with Shop* and premises

with the appurtenances, situate *at #1, High Street, Bowbushy*

and formally known as "Tyhen"

TO HOLD for the term of _____ year and so on from year to year

until one of the said parties shall give to the other in writing *three* calendar months'

notice to quit, the tenancy to commence from the *first* day of *January*

One thousand nine hundred and *twenty six*, at the clear yearly rental of

Seventy eight pounds payable quarterly free from any deduction

in respect of any taxes, rates or impositions whatsoever (except Land Tax and Property

Tax), the first quarterly payment to be due and payable in advance, if required, on the

First day of *April one thousand nine*

hundred and twenty six

And the said *William James Davies*

agree to pay to the said *Catherine Elizabeth Lewellyn*

the said rent of *Seventy eight pounds* in advance, if required, as aforesaid on the

First day of *January* the *first* day of

April the *first* day of *July* and the

First day of *October* during the continuance of this Agreement,

free from deductions as aforesaid. And that he will not do, commit or permit, on the said

premises, any waste or damage or anything which may be or become a nuisance or annoyance

to any of the tenants on premises adjoining. And that on the expiration or determination

of the tenancy hereby created he the said *William James Davies*

will quietly deliver up the said messuage or tenement *with Shop* and premises

with the fixtures enumerated in the Schedule on the back of this Agreement to the said

Catherine Elizabeth Lewellyn

in as good repair and condition as the same now are in (the roofs, principal timbers, walls and reasonable wear excepted). And also that in the event of any one quarter's rent or any part thereof being in arrear and unpaid for *One Week* after it shall have become due and payable by virtue of this Agreement, and no sufficient distress can be had or levied for the amount so due, or in the event of the said premises being untenanted in the usual and ordinary acceptance of such term, or if the said premises or any part thereof shall be let to disorderly or disreputable persons, or to any person or persons whatsoever, without the consent in writing of the said *Catherine Elizabeth Llewellyn* or her Agent for the time being, then and in any such case it shall and may be lawful for the said *Catherine Elizabeth Llewellyn* or any other person entitled to the said premises to enter into and take possession of the same and expel the said *William James Davies* therefrom, without bringing any ejection or other proceedings at Law for the recovery of such possession, and that thenceforth this Agreement shall as to everything (except the recovery of any arrears of rents or damages then due or incurred) be utterly void and the interest of the said *William James Davies* absolutely forfeited, and the said *William James Davies* shall be barred and precluded from commencing or maintaining any Action of trespass or otherwise by reason of such possession being taken as aforesaid.

Signed in the presence of



W. J. Llewellyn
Agent
James Davies

THE SCHEDULE ABOVE REFERRED TO.