

EDWARD T. DAVIES & SON,
SOLICITORS.

EDWARD THOMAS DAVIES.
EDWARD GWYN DAVIES.

AND AT TONYPANDY.

TEL. CARDIFF 1095.
" PONTYCLUN 69.
" TONYPANDY 98.

67, QUEEN STREET,
CARDIFF.

(AND AT PONTYCLUN.)

REGISTERED

28th Sepr 1939

J. S. Morgan Esqre:
5 Johnstone Street,
BATH

Dear Sir:-

re Cowbridge Garage

We have your letter of yesterday's date and regret not having sent the Deeds herein before.

We now beg to forward same together with the old deeds which you deposited with us.

We are making enquiries in our Pontyclun Office re Wright's account and will deduct our costs from whatever credit there is in the Pontyclun account.

Please return the enclosed Schedule receipted.

We trust that you and Mrs Morgan are keeping well.

Kind regards,

Yours faithfully,

Edward Davies Esq

ENG:

ESTATE OF ARTHUR THOMAS MILLS DECEASED.

re Premises part of Number 44a High Street Cowbridge in the
County of Glamorgan.

WE, THE UNDERSIGNED, Trustees of the Will of the
above named deceased hereby give our CONSENT AND AUTHORITY to an
Assignment by John Stanley Morgan of all his Estate and Interest
in the premises demised by a Lease dated the Fifteenth day of
May One thousand nine hundred and thirty four and made between
us, the undersigned, of the one part and the said John Stanley
Morgan of the other part, unto ~~Fred~~ Eric Lake of
Number 90 Grove Road Bridgend in the said County Motor
Engineer, provided that this Consent is restricted to the
particular Assignment hereby authorised and save as aforesaid the
covenant in the said Lease contained against assignment or
underletting shall remain in full force and effect.

DATED this 23rd day of December One thousand
nine hundred and thirty six.

Arthur Thomas Mills
J. C. Mills
H. P. Pears
Campbell-Mills

DATED

15th May

1934

MR. CAMPBELL MACKENZIE and
Others

- to -

MR. J. STANLEY MORGAN.

L E A S E

- of -

a Motor Garage situate and being
Number 44a High Street Cowbridge
in the County of Glamorgan.

Term 6 years from 18th April 1933
Rent £40 per annum.

xcl.

259



WATERLOW & SONS, LIMITED.
LONDON WALL
LONDON

This Lease

made the *Fifteenth*
day of *May* - One

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thousand nine hundred and thirty four B E T W E E N CAMPBELL MACKENZIE of Number 13 Senghenydd Road in the City of Cardiff Coal Salesman JESSIE CAMPBELL MILLS of Somerset Lodge Merthyr Road Bridgend in the County of Glamorgan Widow FREDA PAULINE MILLS of the same address Spinster and CLIFFORD CAMPBELL MILLS of the same address Medical Student (hereinafter called "the Lessors") of the one part and JOHN STANLEY MORGAN of Number 44 High Street Cowbridge in the said County Motor Garage Proprietor (hereinafter called "the Lessee") of the other part W I T N E S S E T H as follows :-

1. IN consideration of the rent and lessee's covenants hereinafter reserved and contained the Lessors hereby demise to the Lessee ALL THAT building used as a Motor Garage together with the Office and outbuildings and premises belonging thereto and occupied therewith the whole forming part of the premises situate in and known as Number 44a High Street Cowbridge in the County of Glamorgan Together with the right (so far as the Lessors have power to grant the same) to use and enjoy a right of way for all purposes over and across the passage way on the South West boundary of the demised premises leading from Church Street Cowbridge aforesaid in order to obtain access to the rear of the demised premises through the gateway or entrance in or intended to be placed in the South West boundary wall of the demised premises TO HOLD the same unto the Lessee for a term of SIX YEARS from the Eighteenth day of April One thousand nine hundred and thirty three PAYING therefor until the Eighteenth day of July One thousand nine hundred and thirty three the rent of one peppercorn and thereafter during the said term the annual rent of FORTY POUNDS by equal quarterly payments on the Eighteenth day of October the Eighteenth day of January the Eighteenth day of April and the Eighteenth day of July in every year (the first payment having become due on the Eighteenth day of October last) free from all deductions except Landlord's Property Tax and Tithe

2. THE Lessee for himself and his assigns hereby covenants with the Lessors as follows :-

- (a) To pay the said rent on the days and in manner aforesaid
- (b) To maintain and keep in good repair and condition the interior of the demised property including all doors windows locks hinges bolts

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ceilings, floors, drains and water pipes (damage caused by fire, storm, tempest or explosion not caused by any act or omission of the Lessee excepted) and also to repair and make good any damage to the frame work and glass in or forming part of the Roof of the premises caused by the Lessee or his employees or by any machinery pulleys or the like attached to or affixed in the said premises or arising out of the operation the work carried on therein

- (c) To limewash such parts of the interior of the demised property as have previously been limewashed as and when required
- (d) To paint twice during the said term all inside wood and iron work previously painted with two coats of good oil colour
- (e) To permit the Lessors and their Agents once in every year at any reasonable time of the day to enter upon the premises hereby demised and to view the condition thereof and within three months of receiving notice in writing from the Lessors in that behalf to make good any want of repair in accordance with the covenant in that behalf hereinbefore contained
- (f) Not without the Lessors' written consent to make structural or other alterations to the demised property
- (g) Not without such consent to underlet assign or part with the possession of the demised property or any part thereof
- (h) Not without such consent to carry on or permit to be carried on upon the demised property any business except that of an owner of motor-cars and other vehicles driven by mechanical power
- (i) To observe all statutory provisions and all provisions contained in any regulation made by any duly constituted authority or in any policy of insurance relating to the demised property with regard to the storage and use of petrol and other explosive or inflammatory oils or substances
- (j) Peaceably and quietly to deliver up the demised property and all fixtures and additions (except tenant's fixtures) thereto in such good repair as aforesaid to the Lessors at the expiration or sooner determination of the said term damage by fire storm tempest explosion excepted and if required by the Lessors to remove any addition made by the Lessee and reinstate the premises to the condition thereof at the commencement of the tenancy
- (k) To pay and contribute a fair proportion according to user of the expense of maintaining and keeping the said passage way leading

from Church Street aforesaid in repair and to indemnify the Lessors from and against all costs expenses claims and demands in respect thereof

The Lessors hereby covenant with the Lessee as follows :-

(a) To keep the exterior of the demised property (including the South West wall and the glass in the roof (except as provided in Clause 2 hereof) and the floor walls and main timbers structural parts and roof of the said building in good and tenantable repair

(b) To pay all rates taxes charges impositions assessments and outgoings whatsoever payable in respect of the premises hereby demised or the said building

(c) That if the Lessee shall pay the rent hereby reserved and perform his covenants and stipulations herein contained he shall peaceably hold and enjoy the demised property during the said term without any interruption by the Lessors or any person rightfully claiming under or in trust for them

Provided always and it is hereby declared as follows :-

(a) If the demised premises or any part thereof shall be destroyed or damaged by fire as to be unfit for use as a motor Garage the rent hereby reserved or a proportionate part thereof according to the damage sustained shall cease to be payable from such destruction or damage until such property shall be reinstated

(b) The Lessors shall not be liable for any accident damage or injury to any person employed by the Lessee which may happen by reason of any fire or explosion arising from the storage deposit or use on the demised property of any liquid or solid inflammable or explosive substances

(c) If the rent hereby reserved or any part thereof shall be in arrear for twenty one days (whether lawfully demanded or not) or if there shall be any breach of the Lessee's covenants or if the Lessee shall be adjudicated a bankrupt or take the benefit of any Act for the relief of insolvent persons the Lessors may forthwith or at any time thereafter enter upon the demised property and determine the term without prejudice to their rights in respect of arrears of rent or any then subsisting breach of covenant

(d) Where the context so admits "the Lessors" include the reversioner for the time being immediately expectant on the term hereby created

and the expression "the Lessee" includes his successors in Title
IN WITNESS whereof the said parties to these presents have
hereunto set their hands and seals the day and year first before written

SIGNED SEALED AND DELIVERED)
by the said Campbell)
Mackenzie in the presence of)

Macneil

Vernon J. Hartman
Glyn Coy
Peterston - super. & by
Foreign Coalers Clerk

SIGNED SEALED AND DELIVERED)
by the said Jessie Campbell)
Mills in the presence of)

J. C. Mills

W. V. Harman
Inc - Yehan.
Bridgend.
works manager.

SIGNED SEALED AND DELIVERED)
by the said Freda Pauline)
Mills in the presence of)

J. C. Mills

W. V. Harman
Inc - Yehan.
Bridgend
works manager.

SIGNED SEALED AND DELIVERED)
by the said Clifford Campbell)
Mills in the presence of)

Campbell Mills

W. V. Harman
Inc - Yehan
Bridgend
works manager.

DATED *The 30th day of December* 1936.

MR. JOHN STANLEY MORGAN.

_____ to _____

MR. FRED ERIC LAKE

COUNTERPART.

UNDERLEASE

of a Motor Garage situate and
being Number 44a High Street,
Cowbridge, in the County of
Glamorgan.

R. R. MORGAN & SON, CAERPHILLY.

DRIVERS.
SAXON
PARCHMENT.
CARTER LANE. E.C.

His

UNDERLEASE is made the *thirtieth* day of
December One thousand nine
hundred and thirty six



BETWEEN JOHN STANLEY MORGAN of Number 44 High Street Cowbridge in the County of Glamorgan Motor Garage Proprietor (hereinafter called "the Landlord") of the one part and FRED ERIC LAKE of Number 90 Grove Road Bridgend in the same County Motor Engineer (hereinafter called "the Tenant") of the other part WITNESSETH as follows :-

1. In consideration of the rent and Tenant's covenants hereinafter reserved and contained the Landlord hereby demises unto the Tenant ALL THAT building used as a Motor Garage together with the office and out-buildings and premises belonging thereto and occupied therewith the whole forming part of the premises situate in and known as Number 44a High Street Cowbridge aforesaid (Together with the right so far as the Landlord has power to grant the same) to use and enjoy a right of way for all purposes over and across the passage way on the South West Boundary of the demised premises leading from Church Street Cowbridge aforesaid in order to obtain access to the rear of the demised premises through the gateway or entrance in or intended to be placed in the South West boundary wall of the demised premises which premises are held by the Landlord under a Lease dated the Sixteenth day of May One thousand nine hundred and twenty four and made between Campbell Mackenzie Jessie Campbell Mills Freda Pauline Mills and Clifford Campbell Mills of the one part and the Landlord of the other part TO HOLD the same unto the Tenant from the First day of December One thousand nine hundred, and thirty six for the residue of the term of six years computed from the Eighteenth day of April One thousand nine hundred and thirty three (less the last day thereof) PAYING therefor during the residue of the said term and proportionately for any fraction of a year the yearly rent of One shilling on the Eighteenth day of April in every year the first of such payments however to be only of rent accruing from the First day of December One thousand nine hundred and thirty six to the eighteenth day of April One thousand nine hundred and thirty seven in each case without any deduction except for Landlord's Property Tax.

2. The Tenant for himself and his assigns hereby covenants as follows :-

(a) To pay the said rent at the times and in manner aforesaid

Take note