

Signed Sealed and Delivered
by the above-named Malcolm
Grahame Sharpe in the presence
of

Malcolm G. Sharpe

(B)

Catherine Mary Wright
Sunset Cottage.
Arkwright Road.
Sanderstead.
(Married)

The Corporate Seal of the Borough of
Croydon was affixed hereto by order of the
Council.

Seal

Jas Trumper Mayor.
J. M. Newham Town Clerk.

Seal Register No.

The Common Seal of The Urban
District Council of Coulsdon and Purley
was affixed hereto in the presence of

(illegible)
S. B. G. Chairman.
Ernest C. King Clerk.

The SCHEDULE before referred to:—

THIS LEASE is made the *first* day of *October*
One thousand nine hundred and thirty-five BETWEEN SIR
LAWRENCE WENSLEY CHUBB of 71 Eccleston Square Belgrave
Road Westminster in the County of London Knight ALICE MABEL
BONUS of Dingwall Lodge Dingwall Road Croydon in the County
of Surrey Spinster ERNEST ALFRED EARL of 7 Somers Road
Reigate in the County of Surrey Gentleman WINIFRED MARY
HUDSON of 34 Birdhurst Road Croydon aforesaid Spinster and
MALCOLM GRAHAME SHARPE of Little Langley Sanderstead
in the County of Surrey Gentleman (hereinafter called "the Lessors")
of the one part and THE MAYOR ALDERMEN AND BURGESSES
OF THE BOROUGH OF CROYDON (hereinafter sometimes called
"the Corporation") and THE URBAN DISTRICT COUNCIL OF
COULSDON AND PURLEY in the County of Surrey (hereinafter
sometimes called "the District Council") and hereinafter together
called "the Local Authorities" of the other part.

1. WITNESSETH that in consideration of the covenants by
the Local Authorities hereinafter contained the Lessors hereby
demise unto the Local Authorities ALL THOSE pieces or parcels of
land situate partly at Selsdon in the Parish of Sanderstead in the
County of Surrey within the area of the District Council and partly
at Addington within the County Borough of Croydon and containing
an aggregate area of ~~199-2~~ ^{168 3/4} acres or thereabouts All which said land
is more particularly delineated and described on the plan hereto
annexed and thereon coloured pink pink hatched red and pink
cross-hatched red (hereinafter called "the said land")

TO HOLD the same unto the Local Authorities jointly for the
term of nine hundred and ninety-nine years from the first day of
April One thousand nine hundred and thirty-five subject as to the
land cross-hatched red to the stipulations contained in the First
Schedule to a Conveyance dated the thirtieth day of March One
thousand nine hundred and twenty-eight and made between the
Surrey Garden Village Trust Limited of the first part the said
Winifred Mary Hudson and Edith Linsley Hudson of the second
part Addington Smallholders Limited of the third part and
Reginald Charlwood Ellis of the fourth part so far as the same affect
such land and are capable of taking effect.

YIELDING AND PAYING therefor yearly during the said
term the yearly rent of One Pound on the first day of April in each
year during the said term.

2. THE Local Authorities hereby covenant with the Lessors
as follows:—

(1) To pay the said rent and all rates taxes assessments
tithe and outgoings of every kind that may be due and payable
in respect of the said land including the expenses of upkeep
preservation and maintenance of the said land.

(2) Not to make any new roads over the land hereby demised nor (so far as is reasonably practicable and consistent with the use of the said land as a public open space) to do any act or thing which may interfere with or alter the natural characteristics of the said land nor fell any timber or trees except such as may die or become dangerous or to such an extent as may be consistent with the methods of good forestry.

(3) Not without the consent in writing of the National Trust for Places of Historic Interest or Natural Beauty of 7 Buckingham Palace Gardens Westminster aforesaid (hereinafter called "the National Trust") to cause any excavations to be made in the said land nor erect any buildings or erections thereon except such as may in the opinion of the National Trust be necessary for the reasonable convenience of the public using the same. Any such buildings shall be of such a type as to harmonise so far as possible with the surroundings and the materials position and elevation of such buildings shall be such as may be approved by the National Trust.

(4) To keep and use that part of the land hereby demised hatched red on the said plan as and for the purpose of a nature reserve Provided always that if in the opinion of the National Trust such land is of no value for such purposes then this covenant shall cease to be effective.

(5) To keep the said land at all times as an open space within the meaning of the Open Spaces Act 1906 but subject to the condition that the Local Authorities shall have the right at their discretion to exclude the public either temporarily or permanently or save under such conditions as they may determine from any part or parts of the said land and more particularly from the parts hatched red where such exclusion may be necessary to preserve the fauna and flora or to prevent disturbance or interference with wild life but the Lessors may nevertheless allow reasonable facilities to authorised persons to enter such excluded part or parts for the study of botany and for ornithology and shall give to the public access to the paths and ways passing through or adjoining such excluded parts so long as such access is not inconsistent with the provisions hereof.

(6) To keep the woods properly coppiced in rotation in accordance with the most approved method of forestry.

(7) In consultation with the National Trust to make bye-laws in regard to the use of the said land.

3. PROVIDED ALWAYS that if the said rent shall not be paid or if there shall be any breach non-observance or non-performance of any of the covenants by the Local Authorities hereinbefore contained which shall not be complied with or remedied after six months' written notice thereof shall have been given to the Local Authorities then and in any such case the Lessors may at any time