

THIS LEASE made the *Twenty first* day of *October* One thousand nine hundred and seventy five Between THE COMMISSIONERS OF THE VILLAGE DISTRICT OF ONCHAN (hereinafter called "the Lessors" which expression shall where the context so admits include their successors and assigns) of the one part and THE ISLE OF MAN FORESTRY MINES AND LANDS BOARD (hereinafter called "the Lessee" which expression shall where the context so admits include its successors and permitted assigns) of the other part WITNESSETH as follows:-

1. The Lessors in consideration of the rent hereby reserved and of the covenants and conditions by the Lessee hereinafter contained do hereby demise unto the Lessee ALL AND SINGULAR those parcels of land and all buildings and erections thereon being part of Groudle Glen in the Parish of Onchan and being represented on the plan hereto attached by the portions thereon delineated and edged pink (hereinafter called "the demised premises") EXCEPT AND RESERVING unto the Lessors at all times hereafter the right of passage of soil from the lands of the Lessors and buildings now or hereafter to be erected thereon and from the sewers of the Lessors through such sewers as may be laid on through or under the demised premises and also reserving to the Lessors at any time hereafter and from time to time the full right and liberty to enter upon the demised premises with or without workmen and vehicles for the purpose of laying and subsequently maintaining such sewers on through or under the demised premises as may be required by the Lessors and for the purpose of making connections with such sewers and for the purpose of exercising

YEARS from the Twelfth day of May 1975 PAYING therefor unto the Lessors the clear yearly rent of FIVE POUNDS in advance the first of such payments to be made on the Twelfth day of May 1975...

2. The Lessee hereby covenants with the Lessors as follows:-

(1) To pay the reserved rent on the days and in the manner aforesaid...

(2) To pay all rates taxes assessments and outgoings payable by law in respect of the demised premises by the owner or occupier which are now or which may hereafter during the term become chargeable upon the demised premises and should the Lessors become liable to pay any of such rates taxes assessments and outgoings because of default in payment thereof by the Lessee then to pay to the Lessors an additional rent equal to the amount in payment whereof default has been made...

(3) To repair and keep in repair all the gates gateposts hedges fences and walls upon the demised premises and to yield up the same in such repair and condition...

(4) To clean out and to keep open and free and in working order all ditches and drains (both piped and otherwise) upon the demised premises and to yield up the same in such condition...

(5) To preserve and maintain the demised premises as a Manx National Glen as a public amenity for the public benefit...

(6) Not to assign this Lease or any estate or interest therein or sublet or part with possession of the demised

(7) To permit the Lessors and the agents and servants of the Lessors at all reasonable times to enter upon the demised premises to view the state thereof and the state of the gates gateposts hedges fences walls ditches and drains thereon and for all other reasonable purposes...

3. The Lessors HEREBY COVENANT with the Lessee that the Lessee paying the rent hereby reserved and performing its obligations herein made shall peaceably HOLD and ENJOY the demised premises during the term without any interruption by the Lessors or any person rightfully claiming under or in trust for the Lessors...

4. PROVIDED ALWAYS AND IT IS HEREBY AGREED that if the rent hereby reserved shall be in arrear for Twenty one days after becoming payable (whether formally demanded or not) or if this Lease shall be seized arrested or attached under any execution or legal procees or if the Lessee assigns this Lease or any estate or interest therein or sublets or parts with possessinn of the demised premises or any part thereof without the consent aforesaid or if whetherunder legal process operation of law or otherwise any person other than the Lessee gets into possession of the demised premises or any part thereof without the consent aforesaid or if the Lessee fails to perform or observe or commits a breach of any of the covenants of this Lease on its part herein contained whether in this proviso named or not then in any such case it shall be lawful for the Lessors at any time thereafter to re-enter

Twelfth day of May next thereafter and damages for  
breach of covenant...

IN WITNESS WHEREOF the parties hereto have hereunto  
subscribed their names this the day month and year  
first before written...

Signed and delivered by the  
Lessors in the presence of:

Signed and delivered by the  
Lessee in the presence of:

U. Friar.

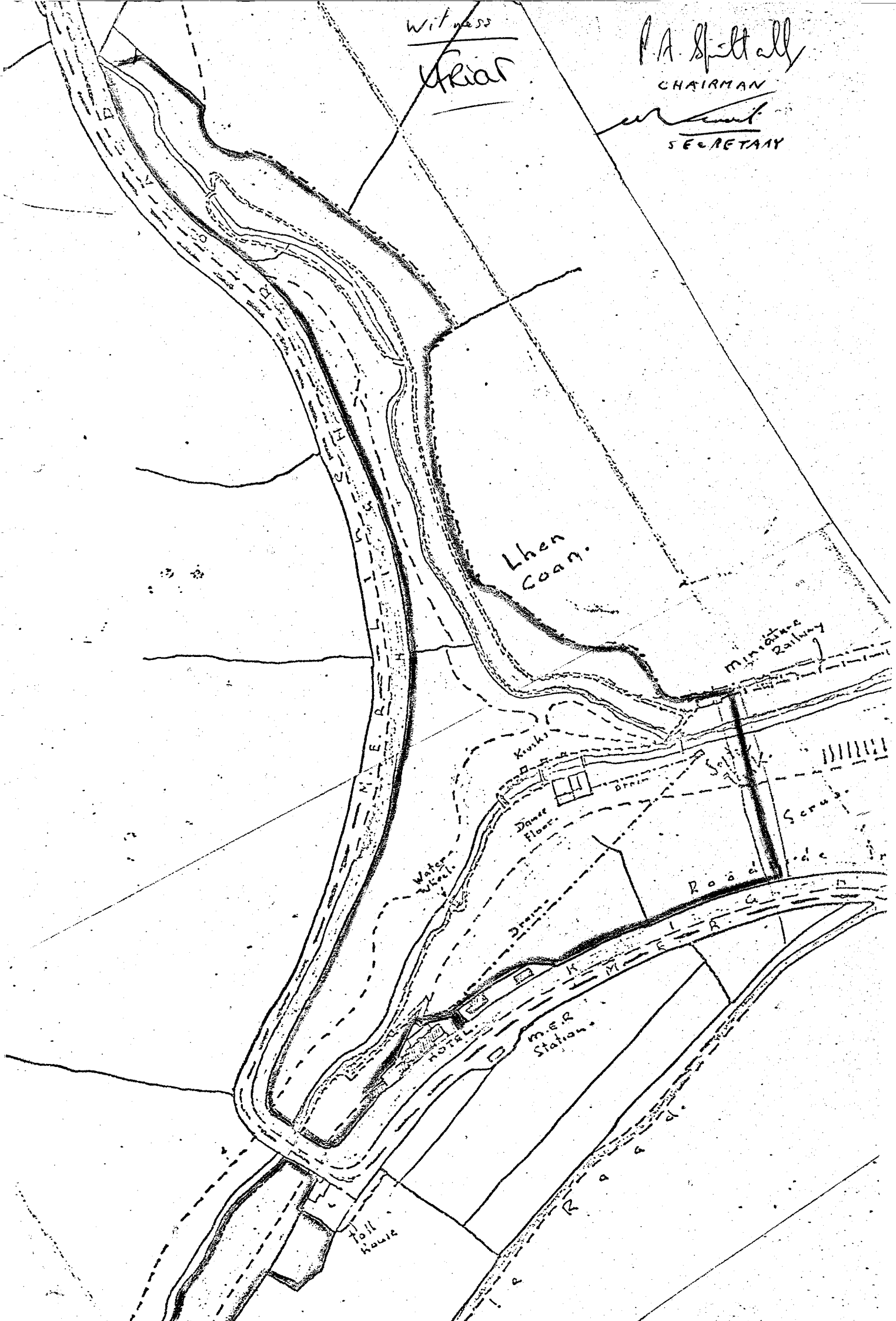
P. A. Spittell

CHAIRMAN

W. J. Bennett  
SECRETARY

Witness  
K. R. I. A. T.

P. A. Speltall  
CHAIRMAN  
[Signature]  
SECRETARY



THIS LEASE made the *Twenty first* day of *October* One thousand nine hundred and seventy five Between THE COMMISSIONERS OF THE VILLAGE DISTRICT OF ONCHAN (hereinafter called "the Lessors" which expression shall where the context so admits include their successors and assigns) of the one part and THE ISLE OF MAN FORESTRY MINES AND LANDS BOARD (hereinafter called "the Lessee" which expression shall where the context so admits include its successors and permitted assigns) of the other part WITNESSETH as follows:-

1. The Lessors in consideration of the rent hereby reserved and of the covenants and conditions by the Lessee hereinafter contained do hereby demise unto the Lessee ALL AND SINGULAR those parcels of land and all buildings and erections thereon being part of Groudle Glen in the Parish of Onchan and being represented on the plan hereto attached by the portions thereon delineated and edged pink (hereinafter called "the demised premises") EXCEPT AND RESERVING unto the Lessors at all times hereafter the right of passage of soil from the lands of the Lessors and buildings now or hereafter to be erected thereon and from the sewers of the Lessors through such sewers as may be laid on through or under the demised premises and also reserving to the Lessors at any time hereafter and from time to time the full right and liberty to enter upon the demised premises with or without workmen and vehicles for the purpose of laying and subsequently maintaining such sewers on through or under the demised premises as may be required by the Lessors and for the purpose of making connections with such sewers and for the purpose of exercising the said right of passage of soil TO HAVE AND TO HOLD the same unto the Lessee for and during the term of NINETY NINE

YEARS from the Twelfth day of May 1975 PAYING therefor unto the Lessors the clear yearly rent of FIVE POUNDS in advance the first of such payments to be made on the Twelfth day of May 1975...

2. The Lessee hereby covenants with the Lessors as follows:-

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- (2) To pay all rates taxes assessments and outgoings payable by law in respect of the demised premises by the owner or occupier which are now or which may hereafter during the term become chargeable upon the demised premises and should the Lessors become liable to pay any of such rates taxes assessments and outgoings because of default in payment thereof by the Lessee then to pay to the Lessors an additional rent equal to the amount in payment whereof default has been made...
- (3) To repair and keep in repair all the gates gateposts hedges fences and walls upon the demised premises and to yield up the same in such repair and condition...
- (4) To clean out and to keep open and free and in working order all ditches and drains (both piped and otherwise) upon the demised premises and to yield up the same in such condition...
- (5) To preserve and maintain the demised premises as a Manx National Glen as a public amenity for the public benefit...
- (6) Not to assign this Lease or any estate or interest therein or sublet or part with possession of the demised premises or any portion thereon without the previous consent in writing of the Lessors...

(7) To permit the Lessors and the agents and servants of the Lessors at all reasonable times to enter upon the demised premises to view the state thereof and the state of the gates gateposts hedges fences walls ditches and drains thereon and for all other reasonable purposes...

3. The Lessors HEREBY COVENANT with the Lessee that the Lessee paying the rent hereby reserved and performing its obligations herein made shall peaceably HOLD and ENJOY the demised premises during the term without any interruption by the Lessors or any person rightfully claiming under or in trust for the Lessors...

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Twelfth day of May next thereafter and damages for  
breach of covenant...

IN WITNESS WHEREOF the parties hereto have hereunto  
subscribed their names this the day month and year  
first before written...

Signed and delivered by the  
Lessors in the presence of:

Signed and delivered by the  
Lessee in the presence of:

U. Friar.

P. A. Spittell

CHAIRMAN

W. J. Smith  
SECRETARY

Wit 4253  
Khar

P.A. Spil  
CHAIRMAN  
SECRET



Dated 21<sup>st</sup> October 1975

BETWEEN:

THE COMMISSIONERS OF THE  
VILLAGE DISTRICT OF ONCHAN

Lessors

and

THE ISLE OF MAN FORESTRY MINES  
AND LANDS BOARD

Lessee

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