

J. Duffin
to
F. Broom

Mom: of Agreement in re
Shop & apartments at
11 Thornhill Terrace

of May 1869

Memorandum of an Agreement
made & entered into this ^{twenty first} day of May
1849. Between James Suffin of 22
Thornhill Terrace, Islington of the one
part and Frederick Broom of Phoenix
Street of the other part

Whereby the said James Suffin agrees to Let
and the said Frederick Broom agrees to take
part of the House 22 Thornhill Terrace, Islington
afo^a and in which the said James Suffin now
resides viz: the Shop, Parlour and Front Kitchen
together with the Coal Cellar opposite the Kitchen
Door also the Covered Area now used by the s^a James
Suffin for the purpose of keeping Milk, Butter
&c (reserving to the use of the s^a James Suffin
the passage to the Coal Cellar &c) to have and to
hold the s^a Shop & apartments for & during the
term of one year to commence on the twenty first
day of June next after the date hereof at and for
the yearly Rent of twenty eight pounds of good
and lawful money of Great Britain payable quarterly
by even & equal portions, the first quarterly payment
to be due & paid on the 29th of September 1849
and the said Frederick Broom agrees to pay to the s^a
James Suffin on the s^a 21st day of June next
a proportionate sum at the above rate per ann: to
be computed from the day on which the s^a F. Broom
shall take possession of the s^a apartments &c.
And it is further agreed that at the expiration of the
s^a term of one year the s^a Frederick Broom may hold
and occupy the Shop & apartments afo^a at the yearly
rent of thirty pounds for so long a time as the
said James Suffin and the said Frederick Broom
may & shall agree & upon such terms for the second
year as to notice to quit as may, at the expiration
of the first year, be mutually agreed upon by the
s^a J. Suffin & F. Broom Provided also that if the
s^a F. Broom shall be desirous at the expiration

of the Term first above mentioned to rent & take
the whole House an agreement shall be entered into
upon such terms as ^{or shall} may be agreed to by the ^{sd} J. Suffin
& the ^{sd} J. Broom at & for the yearly Rent of Fifty
Pounds.

And it is also hereby agreed by the ^{sd} J. Broom that
he will not carry on or suffer to be carried on upon
the ^{sd} premises any offensive Trade or any
Trade other than what is now carried on by the
^{sd} James Suffin without the consent in writing
of the ^{sd} J. Suffin first had & obtained.
and the ^{sd} ~~Frederick~~ Broom also agrees that when he
quits the said premises he will leave them
in as good condition & repair as they shall be
in on his taking possession thereof reasonable
wear excepted. The following Trades I hereby agree
to allow to be carried on viz. the Selling of Bread
Confectionary, Fruiters, Green Grocers and Coals
provided the Coals are not kept in the Shop

Witness
J. J. Palmer

James Suffin
Frederick Broom

It is hereby further agreed by me that I
will not be interested or concerned in carrying
on any Milk Business or any Business similar
to the abovementioned within two miles
of the premises aforesaid during the occupancy
of the ^{sd} Frederick Broom, under the
penalty of Fifty pounds

Witness
J. J. Palmer

James Suffin