

Memorandum of Agreement made concluded and agreed upon this Nineteenth day of September in the Year of our Lord One Thousand Eight hundred and Eight. between William Bower of Bollinger ^{with the parish of Wilmslow} ^{letting manufacturer} and in the County of Chester of the one part — And Samuel Braddock of Manchester in the County of Lancaster Shopkeeper of the other part —

And first the said William Bower agrees to Let or Let unto the said Samuel Braddock all that Inn or Publick House commonly called or known by the Name of Castle Grove Inn with the Garden. Stable. Cowhouse Brewhouse and Out Offices, now or late in the tenure or occupation of William Masey as Tenant thereof — for and during one Complete Year to be computed from the Twenty-ninth day of this present Month at the Rent of Thirty Pounds — of which Ten Pounds only is agreed to become due and Payable on the Twenty-fifth day of December next and the Remaining Twenty Pounds on the Twenty-fourth day of June also next ensuing — Free and clear from all manner of Lays, Taxes, Assessments or outgoings. The Landlords Property Tax only excepted — And the said Samuel Braddock of the second part agrees to take and enter the said Premises as aforementioned on the terms and conditions above expressed — And further the said Samuel Braddock agrees to keep maintain and deliver all the said premises in good Tenantable and complete condition and Repair during the said term

and

and at the end or sooner expiration of the said term peaceably and quietly to yield possession, quit, and give up to the said William Bower all the aforementioned premises in such good and sufficient repair - And further it is agreed that the said William Bower shall hold and occupy the large Stable at the Northerly end of the Out Buildings in the yard of the said Inn - And also the Shades now or lately used as Chaise or Coach houses and now or late together with the said Stable in the tenure or occupation of the said William Mapey - with Free use and liberty to the said William Bowers of the Yard and all other necessary conveniences for carrying on the Posting or Carriage Business of or to the said House - And further it is agreed that all Dung, Manure, Ashes or Compost made produced or brought upon any part of the said Premises shall be considered as the property of the said William Bower with power and liberty to take and carry away in Carts or otherwise all such Dung Manure or Compost when and as often as he the said William Bower shall think fit, or order so to be done - Reserving to the said Samuel Braddock all Necessary Manure for the aforesaid Garden but for no other purpose - And further it is agreed that the said Samuel Braddock shall at his own expence keep and maintain the said Garden with the ^{Walls} Pleasure Grounds in neat and clean order and condition free from weeds and shall at all times permit the said William Bower or any person appointed by him to

Plant-Transplant-Remove or take away any Trees or
Shrubs he may chuse or direct to Plant-Transplant
or Remove to or from any of the said Shrubberys or Pleasure
Grounds -

- Since Writing the above -
M^r Bower having agreed to advance £130¹⁵⁰ for the above
M^r Braddock - M^r William Woollescroft of Manchester
Warehouseman has offered to join M^r Braddock in ^{a Bill of Sale on} any deed
on agreement that may be advised by M^r Wright as the best
Security to M^r Bower -