Anno tricesimo tertio

Georgii II. Regis.

An Act to enable His Majesty to make Leases and Copies of Offices, Lands, and Hereditaments, Parcel of His Dutchy of *Cornwall*, or annexed to the same; and for other Purposes therein mentioned.

WHEREAS His most Excellent Majesty now stands seized of the Dutchy of Cornwall, and the Possessions thereof: And whereas some Doubts may arise in relation to His Majesty's granting Leases, and making Copies of Offices, Lands, and Hereditaments, Parcel of his said Dutchy, or thereunto annexed or belonging: For obviating whereof, and for the Ease and Quiet of the Minds of such Persons as have taken, or shall hereafter take Preamble.

Leases from His said most Excellent Majesty; and to the end that such Persons may be sure to have good and indefeazable Estates, and be encouraged to lay out Monies in building and repairing, or otherwise improving the several Lands and Tenements to them demised, or to be demised; be it enacted by the King's most Excellent Majesty, by and with the Advice and Consent of the Lords Spiritual and Temporal, and Commons, in this present Parliament assembled, and by the Authority of the same, That all Leases and Grants, made or to be made, by Copy of Court Roll, according to the Custom of the respective Manor or Manors of the said Dutchy, or thereunto annexed or belonging; and all Leases and Grants made, or to be made within Seven Years next ensuing, by Letters Patents or Indentures, under the Great Seal of Great Britain or Seal of the Court of Exchequer, or by Copy of Court Roll, according to the Custom of the respective Manors, of any Offices, Messuages, Parks, Lands, Tenements, or Hereditaments (other than Honours, Lordships, or Manors) Parcel of the Possessions of the said Dutchy of Cornwall, or annexed to the same, shall be good and effectual in Law, according to the Purport and Contents of the same Copies, Leases, and Grants, against our Sovereign Lord the King, His Heirs, and Successors, and against all and every other Person or Persons that shall at any Time hereafter have, inherit, or enjoy, the said Dutchy, by force of any Act of Parliament, or by other Limitation whatsoever.

Leases and Grants made by Copy of Court Roll,

or by Letters Patents or Indentures within 7 Years to come, of any Offices, Lands, or Hereditaments, Parcel of the Dutchy of *Cornwall*, or annexed thereto, declared to be good against the Crown;

Provided always, That every such Lease or Grant so made, or to be made, be not for more than One, Two, or Three Lives, or for One and thirty Years, or under, or for some Term of Years determinable upon One, Two, or Three Lives, and not above; and if such Leases or Grants be made in Reversion or Expectancy, that

so as such Leases be not for more than 3 Lives, or 31 Years; or a Term determinable upon 3 Lives at the most: And if in Expectancy or Reversion,

that then the same, together with the Estates in Possession, do not exceed Three Lives, or the Term of One and thirty Years, and be not in any wise made dispunishable of Waste; and so as upon every such Lease or Grant be, or shall be, reserved the antient or most usual Rent, or more, or such Rent as hath been reserved, yielded, or paid, for the same Manors, Lands, or Hereditaments, for the greater Part of Twenty Years next before the making of the said Leases; and where no such Rent hath been reserved or payable, that then, upon every such Lease, there be, or shall be, reserved a reasonable Rent, not being under the Twentieth Part of the clear yearly Value of the Manors, Messuages, Parks, Lands, Tythes, Tenements, or Hereditaments, contained in such Lease or Grant; and all Leases and Grants otherwise made, or to be made, shall be null and void.

not exceeding 3 Lives, or 31 Years,

and so as the same be not dispunishable of Waste;

and the usual Rent,

or, where there was none before, a reasonable Rent be reserved.

And be it further ordained and enacted by the Authority aforesaid, That all Covenants, Conditions, Reservations, and other Agreements, contained in every Lease, Grant, or Copy of Court Roll, made or to be made, as aforesaid, shall be good and effectual in Law, according to the Words and Contents of the same, as well for and against them to whom the Reversions of the same Lands, Tenements, and Hereditaments shall come, as for and against them to whom the Interest of the said Leases, Grants, or Copies shall come, respectively, as if our Sovereign Lord the King's Majesty, at the Time of making such Covenants, Conditions, and Reservations, and other Agreements, were seized of an absolute Estate, in Fee Simple, in the same Lands, Tenements, or Hereditaments.

The Covenants, &c. in such Leases or Grants deemed good in Law.

Saving always, to all and every Person and Persons, Bodies Politick and Corporate, their Heirs, and Successors, Executors, Administrators, and Assigns (other than to our said Sovereign Lord the King, and his Heirs and Successors; and the Duke and Dukes of

Reservation of Rights.

Cornwall for the time being, and his and their Heirs; and all and every other Perſon and Perſons that ſhall hereafter have, inherit, or enjoy, the ſaid Dukedom of Cornwall, by force of any Act of Parliament, or other Limitation whatſoever) all ſuch Rights, Titles, Eſtates, Cuſtoms, Intereſts, Tenures, Claims, and Demands whatſoever, of what Nature, Kind, or Quality ſoever, of, in, to, or out of, the ſaid Offices, Lands, Tenements, or Hereditaments, or any of them, as they, or any of them, had or ought to have had before the making of this Act, to all Intents and Purpoſes, and in as large and ample Manner and Form, as if this Act had never been had or made; this Act, or any thing herein contained to the contrary notwithſtanding. 8

FINIS.