Anno primo

Georgii III. Regis.

CAP. XI.

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 ſeiſed 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 Preamble.

have taken, or shall hereafter take 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 then the same, together with the Estates in Possession, do not exceed Three Lives, or the Term of One and thirty Years, or some Term of Years, determinable upon One, Two, or Three Lives, and be not in any wise made dispunishable of Waste, and so

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,

not exceeding 3 Lives, or 31 Years,

so as upon every such Lease or Grant be, or shall be reserved, the ancient 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.

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 seised of an absolute Estate in Fee-simple in the same Lands, Tenements, or Hereditaments: 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 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, Tene-

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

Reservation of Rights.

ments, 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.

FINIS.