



to the gate

A N A G R E E M E N T made the *twenty eighth* day of *January*
One thousand nine hundred and forty-two B E T W E E N CHARLES
WILLIS JOSEPH HENRY DURRANT WARWICK STUNT ROBERT ANTHONY ARNOLD
MARY LYMAN DAY RICHARD GEORGE WEST SOLOMON JOHN BRICE ROBERT
MARTIN DALE GEORGE JENNER WILLIAM HERBERT MACKEAN EDITH PRICE
EDWARD WASHFORD NORMAN WEST WILLIAM HENRY STRATTON WILLIAM HENRY
SUMPSTER and VIOLET HELEN KING (the present Trustees for the
management and regulation of Richard Watts' Charity at Rochester in
the County of Kent and who with their successors are hereinafter
called "the Trustees") of the one part and THE COUNTY COUNCIL OF THE
ADMINISTRATIVE COUNTY OF KENT (hereinafter called "the Council") by
Walter Leslie Platts of County Hall Maidstone in the said County of
Kent Esquire its Agent of the other part

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1. THE Trustees agree to let and the Council agrees to take ALL
THOSE Almshouses buildings and premises belonging to the said Charity
situate in Maidstone Road Rochester in the County of Kent and known
as the Watts' Almshouses Except and Reserving unto the Trustees the
Upper Board Room the Matron's quarters the Resident Nurses quarters
(now occupied by Nurse Goodhew Nurse Cox and another Nurse) the
Attendant's quarters (now occupied by Miss Brown) the mangle room
the grounds surrounding the said Almshouses and buildings and the
Administrative offices of the Charity situate therein

2. THE tenancy shall commence on the Twenty-fourth day of June
One thousand nine hundred and forty-one and shall continue until the
cessation of hostilities in the present Emergency unless previously
determined in manner hereinafter provided

3. THE Council shall have the right to determine the tenancy by
three months previous notice in writing given at any time and the
Trustees shall have the right to determine the tenancy by one weeks
previous notice in writing given at any time in the event of the
premises being required for occupation by the Almspeople of the
Charity or by their officers

4. THE Council agrees with the Trustees as follows:-

(1) To pay unto the Trustees the rent of One pound per annum and so
proportionately for part of a year such rent to be payable on the
Twenty-fifth day of March in every year

(2) To repay to the Trustees upon production of receipt one half
of all rates and taxes payable in respect of the said premises during
the tenancy and one half of the premiums payable in respect of the
insurance against fire in respect of the said premises in a sum not

exceeding the full value thereof

(3) To use the premises as Emergency Feeding and Rest Centre primarily for the benefit of Inhabitants of the City of Rochester and for no other purpose whatsoever

(4) To leave the said premises and the sanitary and water apparatus and the heating system thereof in as good a state of repair and condition as the same now are (fair wear and tear and damage by fire or other inevitable accident excepted) and to make good all damage to the grounds thereof and the grass verges caused by the occupation of the Council for the purposes aforesaid

(5) Not to make any alterations in or additions to the said premises without the Trustees written consent which consent shall not be unreasonably withheld

(6) To provide at its own expense all fuel necessary for adequately heating the said premises during the tenancy by means of the boiler central heating plant and as and when required to repay to the Trustees the amounts properly paid by them during the tenancy for each immediately preceding quarterly consumption of gas in respect of the whole of the said premises in excess of the following quarterly standards of consumption videlicet for the quarter ending Twenty-fourth June 114.47 therms for the quarter ending Twenty-ninth September 80.75 therms for the quarter ending Twenty-fifth December 185.25 therms and for the quarter ending Twenty-fifth March 238.92 therms

(7) To permit the Trustees and their Surveyor and Agents at all reasonable times to enter upon the said premises to examine the state of repair and condition thereof

(8) Not to assign underlet or part with the possession of the said premises without the consent in writing of the Trustees

(9) To provide and pay all fire watchers necessary for complying with any statutory enactment rule or order for the time being in force

(10) In the event of the said buildings or any of them or any part thereof being destroyed or damaged by fire at any time during the tenancy and the insurance money under any policy of insurance effected thereon by the Trustees or the compensation money under the War Damage Act 1941 or any statutory modification or re-enactment thereof being by reason of any act or default of the Council wholly or partially irrecoverable forthwith in every such case (notwithstanding the exception contained in sub-clause (4)) to

rebuild and reinstate at their own expense the buildings so destroyed or damaged to the satisfaction and under the supervision of the Trustees' Surveyor being allowed towards their expenses of so doing upon such rebuilding and reinstatement being completed the amount (if any) of any insurance or compensation moneys actually received in respect of such destruction or damage

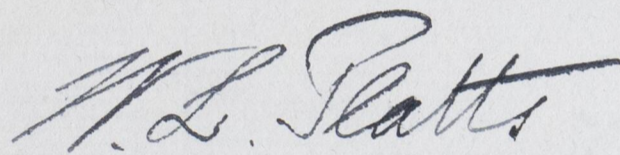
5. THE Trustees agree with the Council:-

(1) To insure and keep insured the said premises in the full value thereof and to forthwith give notice to the Insurance Company of the interest of the Council in the said premises

(2) That the Council paying the said rent and performing and observing the agreements on its part herein contained shall peaceably hold and enjoy the said premises without any interruption by the Trustees or any person or persons claiming under them

AS WITNESS the hands of the parties

SIGNED by the ^{said} WALTER LESLIE)
PLATTS in the presence of:-)



W. L. Platts
County Hall Maidstone.
Private Secretary.

DATED 28th January 1942

THE TRUSTEES OF RICHARD WATTS'
CHARITY AT ROCHESTER

with

KENT COUNTY COUNCIL

A G R E E M E N T

for tenancy of part of the Watts'
Charity Almshouses.

to
W.C.

*Michael
K. [unclear]*

