

**16<sup>th</sup> March 1875**

**Charles Coyney Esq to Mr John Docksey**

**Lease of a Property Mill and Lands situate at Cookshill in the Parish of Caverswall in the County of Stafford for 21 years.**

This Indenture made the sixteenth day of March one thousand eight hundred and seventy five Between Charles Coyney of Weston Coyney in the Parish of Caverswall in the County of Stafford Esquire, (hereinafter referred to as the Lessor) of the one part and John Docksey of Blythe Bridge in the Parish of Stone in the County of Stafford Colour Manufacturer, (hereafter called the Lessee) of the other part.

Witnesseth that in consideration of the rent hereinafter reserved and made payable and of the covenant conditions and agreements hereinafter mentioned and contained and by and on the part and behalf of the Lessee his executors, administrators and assigns to be observed and performed. He the said Charles Coyney doth hereby demise, lease, set, and to farm let unto the said John Docksey his executors administrators and assigns. All that property dwellinghouse or tenement situate at Cookshill in the Parish of Caverswall in the County of Stafford aforesaid. And also all that Water Corn Mill with the Mill Race, Mill Dam and Mill Pool, ponds, streams, watercourses, machinery, working gear, apparatus, utensils and appurtenances thereto belonging and usually occupied with the said Property or dwelling house.

And also all those two closes, pieces or parcels of land or ground adjoining or lying near to the said property, and which said property, Mill and Lands are commonly called by the names and contain the quantities following (more or less) namely House and Garden, thirty four perches, Mill Croft and Pool, three roods and sixteen perches, Meadow four acres and thirty perches and Coney Greaves four acres one rood and twenty six perches and are now or late were in the occupation of Mrs Ann Mosley or by whatever other names and quantities the same now are or heretofore have been better known and distinguished.

Together with all rights members and appurtenances whatsoever to the said property, mill and premises belonging (excepting all trees, mines, minerals, game, conies and fish with power of entry to set, work, kill and carry away the same respectively at pleasure and with full power for the Lessor his heirs or assigns to grant way, leave, or right of way for Mineral purposes over and upon the said lands at all times during the said term, making compensation for surface trespass). Together with full and free liberty power and authority to use work and employ the said Mill for the purposes of grinding flints, colours and other materials for potters use but not to convert the said Mill into a Steam Mill, nor to use steam in the working and use thereof, nor to work the same so as to be a nuisance in anyway to the Lessor his heirs or assigns nor to the adjoining or neighbouring tenants of the Lessor.

To hold the said property, Mill machinery utensils, hereditaments and premises with the appurtenances (except as aforesaid) unto the Lessee his executors, administrators and assigns from the Twenty Fifth Day of March one thousand eight hundred and seventy five, for and during and unto the full end and term of Twenty One years thenceforth to be fully complete and ended. Yielding and paying unto the Lessor, his heirs or assigns the yearly rent or sum of Sixty Pounds to be paid and payable by two equal half yearly payments on the Twenty Fifth Day of March and the Twenty Ninth Day of September in every year during the said term. The first half year payment to become due and be payable on the Twenty Ninth Day of September one thousand eight hundred and seventy five. All such payments to be made free and clear of all deductions whatsoever (except Landlords property tax if any).

And the Lessee shall forthwith put the said demised premises in thoroughly good and tenantable order and condition, and shall and will from time to time and at all times during the said term hereby granted, at his own cost and charges well and sufficiently repair, amend and maintain in good condition and substantial order, repair and condition, the said water corn mill property buildings, machinery, apparatus, utensils, gates, stiles, posts, rails, pales, hedges, ditches, fences and all other matters and things thereunto belonging and expressed to be hereby demised, so as to keep the same in a good tenantable, serviceable and available repair order and condition.

And also will supply and provide all necessary and proper machinery for working the said mill and leave the same in good order and condition on the premises at the expiration of the said term. And also shall from time to time paint all wood and iron work requiring painting as and when the same shall be required. And also shall and will cleanse, scour and keep in good condition all streams, ditches, weirs, watercourses, ponds and pools belonging to the premises, thoroughly cleaning out the mud from the said Mill Dam or Pool forthwith and thereafter at least once every five years. And also shall not, nor will, work or use the said mill with Steam power nor in any other way so as to be a nuisance or annoyance. Nor shall he work the mill and premises for any other trade or purpose whatsoever except that of a Water Corn or Flint and Colour Mill.

And shall farm and occupy the said close of land in a good and husbandlike manner and will not plough, dig, break up, nor convert unto tillage any part thereof and shall and will eat and consume upon the said premises all the hay and fodder that shall be produced from the same.

Signed : John Docksey

Signed, sealed and delivered in the presence of :

Charles John Blagg, Solicitor, Cheadle.