Register of Leases 1780-1815

Introduction: This is the seventh volume in the series *Register of Leases and Deeds.* These were the official ledgers for recording legal instruments relating to property at St Helena. It enrolled copies or abstracts of leases and deeds of conveyance, stating the parties, dates, descriptions of land or houses, terms and consideration. These entries served as public notice and evidence of title.

Source: Images of the original records can be viewed on the British Library's website: https://eap.bl.uk/archive-file/EAP1364-1-7-8.

Text Transcription This transcription was produced by AI from handwritten document images held on the British Library's website, at about thirty pages per hour. Given the limitations described below, the text should be regarded as unreliable and used only as a search-and-find shortcut: once a relevant section has been located, it must always be checked against the source image via the hyperlinked Film Numbers listed in the main transcription table below.

Several problems affected the work. First, AI tends to prioritise meaning and readability at the expense of fidelity to the original, with a strong disposition to normalise spellings, expand abbreviations, and adjust grammar. It is particularly weak with unfamiliar surnames, and scrawled signatures often resist accurate transcription entirely. Transcriptions by eye of documents spanning four centuries have also shown that a single surname could be written in a wide variety of ways: the Crowie family name appears under six different spellings, and the Isaacs family name under sixteen. Searches for surnames are therefore hindered both by genuine variations in the originals and by mistranscriptions introduced by AI, and for this reason are best run phonetically. Second, occasional passages in these volumes are written in a hand so obscure or poorly formed as to be difficult to read even by eye, sometimes compounded by heavy ink bleed-through from the reverse side or by the loss of sections of pages.

To mitigate these difficulties, a strict protocol was applied to each image, requiring the AI to rely solely on clearly visible ink strokes and to flag any uncertain reading, thereby reducing the risk of inferred or invented text. Two conventions are used. [...] marks text that could not be read with confidence; this may represent a single unreadable word, a full sentence, or occasionally an entire paragraph. Square brackets around letters or words indicate a conjectural reading supplied by the transcriber: brackets around a whole word, for example [Bazett], mean the entire word was unclear and a probable reading has been supplied, while brackets around individual letters within an otherwise readable word, for example B[a]z[e]tt, mean only those specific letters were unclear in the source and the unbracketed letters were legibly present.

Text Loss: Many pages were stained, especially towards the end of the volume, significantly obscuring the text.

Referencing Text Locations: A dual numbering system has been adopted, combining the British Library film number with the manuscript's original page number. These are presented in the format: British Library Film No. / Document Page No.

Content: This volume includes several land boundary sketches. Due to the faint appearance of these sketches on darkened pages, the contrast has been increased to improve visibility. To keep the overall file size manageable, these images are provided at a limited resolution and cannot be scaled without quality loss. For much higher quality versions, please access the original film images on the British Library website.

Pagination: The pages are not numbered. The first page of the records (film No. 4) is therefore treated as page 1 (location 1/4) with the numbering running in sequence to the end of the volume.

Dates: These lease records run from 27 November 1780 to 24 July 1815, with transfers and endorsements running to 1827.

AI Generated Summary

Introduction

The East India Company owned St Helena as Lords Proprietors and let its land only on lease. Its leases, plans, private conveyances and the summaries written on the outside of each deed run from 27 November 1780 to 24 July 1815, with transfers and endorsements to 1827.

Governance and Administration

Governor John Skottowe and councillors Daniel Corneille, Matthew Bazett, William Wrangham and Henry Bazett sealed deeds of 27 November 1780 and 11 February 1782. On 23 May 1785 Corneille sealed as governor with only four signatories, the Lieutenant Governor, Major Henry Graeme, having died on 25 December 1784 with no successor yet arrived. Three members sealed Richard Goodwin's lease of 30 October 1786, without Henry Bazett for the first time since 1780. Governor Robert Brooke first appears on 20 August 1787 beside a new councillor, Robson, and Brooke, Robson and Matthew Bazett alone sealed a grant on 29 September 1788; lease form and rents did not change with the governor. [Film No. 5, 9, 13, 27, 31, 51]

On 15 November 1790 the Council comprised Brooke, Francis Robson and Britannicus Alexander Wright; Bazett and Wrangham were gone, Wrangham living in England by 11 May 1790. Wrangham was third member again by 3 October 1791 and sealed a lease on 8 July 1793, while Wright signed on 15 September 1793 and 30 September 1797. By 23 July 1798 William Webber Doveton had replaced Wright, and Brooke, Robson and Doveton sealed every lease to 24 November 1800. [Film No. 54, 56, 63–64, 68, 76, 80, 86–87, 90, 94, 98, 102, 104–106]

Brooke left office on 13 July 1801, and Robson sealed leases as acting governor on 30 September and 23 November 1801 with Doveton and the new councillor James Cocks. Robert Patton arrived on 11 March 1802 and sealed his first lease on 1 October 1802, without Robson. Robert Leech, a townsman leasing Company ground since 1782, sat with Patton and Doveton on 11 April 1803, and small town grants of April and May 1803 bore only Patton's and Doveton's signatures. William Lane first signed on 24 October 1803 and sat with Patton, Doveton and Cocks on 30 September 1805 and 1 October 1806, but not on 31 March 1806, and on 30 June 1806 he signed some deeds but not others. Lane was acting governor from July 1807 to July 1808. [Film No. 104–118, 121–122, 126, 130, 138, 154, 157, 165, 176, 204, 208, 215, 225]

Governor Alexander Beatson, in office from July 1808, sealed grants from 19 June 1809 to 7 December 1812 with C. S. Broughton, Doveton and Leech. Governor Mark Wilks, in office from June 1813, sealed a lease on 24 July 1815 with Weston, Doveton and Leech. Doveton thus sat on every Council from 1798 to 1815. [Film No. 228, 232, 237, 242, 248]

A lease of 30 September 1801 first styled George III King of the United Kingdom of Great Britain and Ireland instead of King of Great Britain, France and Ireland, following the Act of Union of 1 January 1801. [Film No. 110]

Councillors approved grants to themselves throughout. Matthew Bazett signed his own lease of 27 November 1780 as councillor and tenant with no outside witness, and a deed of 20 August 1787 named him openly as a councillor. Wrangham sealed Goodwin's lease of 30 October 1786 though his own land bordered it to the south. In 1790 Brooke, Robson and Doveton acted privately as Wrangham's attorneys. Cocks sealed his own town lease on 1 October 1802, and Doveton sealed as councillor the Bagley trust leases he received as trustee on 23 July 1798 and 30 September 1805 and his own leases of 11 April 1803, 1 October 1806 and 24 July 1815. [Film No. 4, 5, 26, 27, 30, 54, 87, 117–118, 121–122, 165, 176, 217, 248]

Records and Registration

From 1780 each deed carried a numbered summary signed by the secretary, Britannicus Alexander Wright, with a page in Lease Book A, which he called the new lease book in 1785. Summaries tied plots to old names and map references, such as "Woods 9D" and the upper part of Isaac Leech's land on Bazett's lease of 1780. Pages were left blank on leases of 30 October 1786 and 20 August 1787, so Wright signed

summaries before copying deeds, and Francis Seale's lease of 1786 stood at page 143 out of date order. [Film No. 7, 19, 23, 29, 33]

Book A served until 1790. Doveton, as secretary, entered the leases of 15 November 1790 at pages 7 and 8 of Book B and was still registering at page 150 in 1797, but another secretary, whose name is illegible, signed on 23 July 1798. A summary of Goodwin's lease of 1790 bore no registration, signature or book reference. Two town leases sealed on 29 September 1800 were entered at pages 189 and 200. [Film No. 58, 62, 66, 82, 84, 88, 96, 100]

Thomas H. Brooke signed Book B entries as secretary in 1801, and a summary of 30 September 1801 was the first to state a total rent, £1 17s 6d. Deputy secretaries appeared under Patton: John Thornton examined and registered deeds in October 1803, and J. De Fountain registered a lease on 17 November 1804, eight days after sealing, and signed as acting secretary in September 1805. Leases were drafted with the sealing day blank, as the interlined date of 9 May 1803 on Mary Griffiths's deed shows, and those sealed between 11 April and 9 May 1803 were copied into Book B as a group out of date order. On 1 May 1803 a lease carried the first plan in the register, a rectangle with a north mark and side lengths, and private sales of buildings went into a separate Book W. Book B ran out at page 261 on 30 September 1805, when the Bagley trust's lease opened Book C, and Brooke had resumed as secretary by 31 March 1806. [Film No. 104, 108, 112, 116, 124, 128, 130–134, 140, 144, 148, 152, 158, 162, 166, 178]

The six leases of 30 June 1806 to Major Francis Seale and Frederick Alexander fell into two batches: Lane signed the two written in one hand, which gave the correct regnal year, and not the four in another hand, which did not. Michael Watson's lease of that day, in a third hand, had words omitted and interlined. Seale's five leases took pages 18 to 24 and 33 of Book C, the deed in the second hand being entered separately. B. A. Wright, probably Britannicus Alexander Wright's son, signed registrations as assistant secretary in 1806. William Gahagan's town lease, sealed on 1 October 1806, carried a summary dated August 1806 and was entered at pages 32 and 33. [Film No. 180–182, 184, 186, 188–190, 192–194, 196–198, 200–201, 204, 206, 208, 223]

On 1 October 1806 farm leases first appeared on a form printed at St Helena for the Proprietors by A. Hill, with only names, acreage, boundaries, rent and date written in, while town leases sealed that day were still copied by hand. On a printed lease of 5 June 1810 the clerk added in the margin that the land was held for an estate. Wilks's shorter form of 24 July 1815, headed with the Company's arms, dropped the conditions and bound the tenant to regulations published on 30 July 1813. Its summary was also printed, a map number, 32, filled the "Number on Map" heading left blank on previous deeds, and the lease was entered in Book D at page 44. [Film No. 215, 221, 232, 248, 251]

B. A. Wright signed as sub-secretary in 1812 and acting secretary in 1814. Sales of leases went into Book W from 1810 and Book X by 1818. Sales of 1810 and 1811 cited the consultation dates accepting each new tenant; from 1818 deputy secretaries, G. Blenkins in 1818 and 1820 and a Beale in 1818, endorsed approval on the deed; and on 8 May 1826 and in 1827 Charles Blake noted transfers approved on petition with no deed between the parties. [Film No. 226, 230–231, 242–243, 247]

Thomas H. Brooke, probably Thomas Henry Brooke, the Governor's relation whose history of the island appeared in 1808, renumbered every deed in a New Register, compiled after 1806 and in use by 8 November 1813, when transfers cited its numbers. It grouped deeds mostly by holder or place. Stephen Young's leases of 1785 and 1787, at pages 228, 229 and 70 of Book A, became 43 to 45; Bazett's became 65 and 66; West Division leases formed a high series, with Goodwin at 198 and Knipe's Tobacco Plains at 199; Pierce's leases stood at 237 and 239, Greentree's Sandy Bay parcels at 164, 166 and 167 and the Bagley and adjoining Alexander leases at 96 to 102. Seale's 1790 leases were 51 and 52, his 1806 leases 56 to 60, Scott's lease 40, Knipe's Peak Gut lease 88, Melinda's 89, Dring's 75, Doveton's three 81 to 83 and the Fox's Folly leases 203 and 204. Watson's 1806 leases became 115 and 116 beside Frederick Alexander's 117, 118 and 120, and Brooke first numbered 117 as 44 before striking it out. Brennan's sale of 1805 received number 1 and Gahagan's strip 3. Exceptions remained: the 1800 town leases stood at 56, 89 and 115, the Bagley leases of 30 September 1801 at 90 and 130, numbers 56 and 57 each served two deeds, and Fowler's lease was renumbered from 159 to 166. Pencilled notes added place names such as Powell's Valley and Tinsley's

Ridge, and from 24 July 1815 summary and register numbers coincided. [Film No. 7, 23, 29, 37, 41, 45, 49, 58, 62, 72, 78, 82, 84, 88, 92, 96, 100, 104, 108, 112, 116, 140, 152, 162, 170, 174, 178, 182, 186, 190, 194, 198, 202, 206, 210, 214, 216, 218, 223, 227, 235, 239, 243, 247, 251]

Francis Seale kept a private series of marks: "11 F.S." on his lease of 1786, "12 F.S." on the Deep Valley lease he bought in 1806, "9 F.S." and "10 F.S." on his grants of 1790, "8 F.S." and "9 F.S." on deeds of 1800 to 1803, and "1 F.S." to "5 F.S." on his 1806 Deep Valley leases, numbered from Watson's boundary. They followed neither date nor grant order. William Seale's "1 W.S." to "3 W.S." numbered Young's leases in 1814. [Film No. 20, 23, 45, 52, 58, 62, 108, 140, 182, 186, 190, 194, 198]

Military Affairs and the Garrison

Garrison officers held much of the land from the 1780s. Lieutenant William Seale served in the artillery in 1784, Samuel Desfontain was promoted from captain-lieutenant on St Maurice's retirement, as the Council reported on 20 April 1785, and James Greentree was a captain-lieutenant by 1785. The Council's letters of 1784 and 1785 complained that the artillery lacked trained officers. Richard Knipe was a lieutenant when granted land in 1788. [Film No. 14, 25, 26, 46, 79]

Thomas Greentree rose from lieutenant on 8 July 1793 to lieutenant colonel and the island's senior soldier by 30 September 1805. William Pierce rose from captain on 15 September 1793 to major by 18 March 1799 and was perhaps the island's former engineer and artillery captain. George Scott, captain-lieutenant of artillery, leased land on 30 September 1797. No deed mentions the war with France that began in 1793. [Film No. 67, 69, 73, 79, 89, 155]

In October 1802 Major Cocks was the island's engineer, responsible for roads and public works. Francis Seale, a lieutenant in 1786 and 1790, was a major on the Invalid Establishment, which kept men unfit for full duty on pay for lighter work, by 24 October 1803. The Hodsons held captaincies, and Lieutenants P. Killen and Thomas Cole rented houses in Brennan's building in 1805. Town deeds named the road to the Ladder Hill fortifications and the tree-lined avenue to the garrison hospital. [Film No. 117, 125, 129, 137, 149]

John Barnes, civil and military surveyor in June 1810, was a captain in the St Helena Artillery by May 1814, and Lieutenant J. W. Den Taaffe signed plans as assistant surveyor in 1812 and acting military surveyor in 1815. A note of 1819 was written at a barracks. [Film No. 227, 233, 242, 246, 249]

Land and Agriculture

Every Company lease ran for 21 years, except Thomas Greentree's two of 30 September 1805, which ran for 42. The land passed to heirs and to assigns the Company approved, and tenants had to stay loyal to George III and his successors, keep faith with the Company, obey the island's laws, pay rent each 29 September, the feast of St Michael the Archangel, keep fences in repair and obtain the Governor and Council's consent to any transfer. Town tenants kept buildings in repair instead of trees. [Film No. 4, 8, 50, 51, 55–56, 59–60, 67–68, 73, 79–80, 86, 90, 93–94, 105–106, 155–156, 159–160, 163, 168]

Woodland duties tightened over 35 years. From 27 November 1780 tenants had to keep the full stock of trees, livestock having stripped unfenced ground and a century of cutting having made timber scarce, and the Council spent heavily on a long fence round Longwood. Francis Seale's lease of 23 January 1786 required him to fence the land within 12 months. Greentree's lease of 8 July 1793 first required "the full quantity or proportion" of trees, and Pierce's of 15 September 1793 and Scott's of 30 September 1797 fixed the proportion at one tenth of the plot, but leases of 23 July 1798, 18 March 1799 and 23 November 1801 reverted to the older wording. Seale's lease of 24 October 1803 required land to be "well enclosed and planted with trees". From 30 September 1805 each tenant had to rear six trees per acre leased, on any freehold or leasehold ground he chose, each at least 10 feet high when the lease ended, a rule Beatson kept in 1809. [Film No. 4, 5, 20, 21, 68, 73, 80, 86, 90, 137–140, 154, 156, 204, 225, 228]

The leases of 30 September 1805 also bound tenants to clear blackberry, an introduced plant already penalised by government order, and to make yearly progress reported to the Governor and Council by the Inspectors of Fences, under a penalty of £0 5s 0d an acre and loss of the lease. The clause was squeezed

into the margins of the first deeds that day but written into the text of the Bagley lease, and both conditions were standard wording by 30 June 1806. [Film No. 154, 156, 164, 180, 188, 204, 212]

Rents followed the ground. The full rate was £0 5s 0d an acre. On 11 February 1782 John Robinson, a carpenter, paid £0 2s 0d an acre for 5 acres at the Tobacco Plain beside the waste and the full rate for ¾ of an acre within his holding. Francis Seale's estimated 40 acres in the South Division, leased on 23 January 1786, and waste-edge plots taken by Stephen Young and Bazett in 1787 paid £0 1s 0d. The name Tobacco Plain occurred in two divisions and probably marked ground cleared for the Company's abandoned cash crops. [Film No. 4, 8, 9, 11, 20, 26, 38, 42, 46]

On 30 September 1797 George Scott leased Red Hill and Stony Point with the valley beside it, estimated at 16 acres in the East Division, at £0 1s 6d an acre, bounded by his own land, the waste, George Alexander junior's land and the estate of the late John Worrall. He had to leave a way through for cattle grazing on the common to reach the watering places, the first public right reserved in a lease. [Film No. 79–80, 82]

On 30 September 1801 Benjamin Bagley took 15 acres in the South Division at £0 2s 6d an acre, and John Bagley, probably the son who had been an executor, took 25 acres at Lot's Ridge in the West Division, named after the rock pillar Lot, at £0 3s 0d. On 23 November 1801 Nathan Sampell, a planter, leased 12 acres of waste beside his land at Fox's Folly in the East Division at £0 2s 0d an acre. [Film No. 109–116, 224–225]

Richard Barker leased 7½ acres in Sandy Bay Valley, surrounded by waste, at £0 5s 0d an acre on 30 September 1805, when the Council sealed six country leases in the South Division totalling 100½ acres on the new terms. Many grants of 1805 and 1806 let pockets of Company ground long enclosed within private estates. A memorandum on Greentree's 17-acre lease of 1805 recorded that the ground, called Stewart's above Day Gut, had been bought from Wrangham. [Film No. 153–155, 158–159, 163, 167, 171–172, 179, 199]

The sitting of 30 June 1806 let nearly 140 acres, more than the grants of Michaelmas 1805. Sergeant Michael Watson, who already held a Deep Valley farm, received 26 acres and 8 acres in the East Division at £0 5s 0d an acre, the 26 acres bordering Seale's estate on two sides and the 8 acres running north to the waste. [Film No. 203–205, 207–208, 213]

Survey became part of granting from 1809. William Tracey's lease of 19 June 1809 of rough West Division ground at £0 1s 6d an acre came with a plan measuring 20 acres, 1 rood and 23 perches, showing fenced fields, a building and a track or watercourse. In June 1810 John Barnes fixed the 9½ acres at Fox's Folly by a bearing from the Longwood telegraph, a signal station visible across much of the island. Den Taaffe's plans of 1812 and 1815 recorded measurements, buildings, gates and slopes. [Film No. 228–229, 233, 242, 246, 249]

A note dated 1810 and signed "R. B[...]" above the summary of Scott's lease described a one-horse implement that could carry out various tasks in working the soil at 3 acres a day. [Film No. 82]

Settlement and Town Ground

Jamestown, the island's only town and landing place, had its market, garrison and shipping. On 18 March 1782 Robert Leech leased a plot behind his house in James's Valley, measured in feet: 80 feet along the watercourse, 75 feet along the yard wall of Elizabeth Lambe, a widow, and 26 feet deep beside the leased ground of Captain-Lieutenant Samuel Desfontain. [Film No. 12, 24, 25]

On 29 September 1800 the Council let three James's Valley plots on a town form with a fixed rent and a repair duty covering buildings that "now are" on the ground. Melinda took ground 41 feet by 46 at £0 11s 6d a year, with a passage reserved between it and the premises of William Wrangham and John Newton. Leech took 42 feet by 30 beside his premises at £0 10s 6d, with a passage reserved to the main watercourse. Thomas Alesworth, a publican, took 50 feet by 46 beside his premises at £0 12s 6d. [Film No. 93–94, 96–98, 100–102, 104]

On 1 October 1802 Cocks took a plot 147 feet by 47 beside Side Path, the road up the east side of the valley, at £1 16s 9d. Several 1803 leases ran from 1 October 1802, the start of the rent year: Stephen Young Pritchard's of 27 April 1803 for 20 feet by 38 beside his premises on the Ladder Hill road at £0 5s 0d, and Sergeant Samuel Perkins's of 1 May 1803 for 60 feet by 80 beside the avenue to the Hospital at £0 15s 0d, both men probably already in occupation. On 9 May 1803 Miss Mary Griffiths leased a yard 32 feet by 19 behind her ground, beside the surgeon David Kay, at £0 1s 6d, the smallest rent in the register. [Film No. 117–118, 125–136]

On 24 October 1803 Perkins took 47 feet by 60 on the main street, between John Torbett's public house, occupied by Thomas O'Connor, and Mary Price's dwelling. On 9 November 1804 James Louden, a carpenter's mate, leased 60 feet by 40 on the Ladder Hill road against the waste, beside the premises of the orphans of William Poole. Both paid the standard £0 15s 0d. On 31 March 1806 John Dring took 85 feet by 60 between the premises of Lieutenant Charles Sampson and Thomas Carr at £1 1s 3d. [Film No. 141–148, 175–176, 178]

On 1 October 1806 Gahagan, an apothecary, leased a strip 18 feet by 16, between his own premises and the Side Path road, at £0 3s 6d. On 18 November 1811 Sarah Pritchard, a widow, leased ground 22 feet by 101 behind her house at £0 14s 4d, with a duty to repair walls and buildings and, for the first time in any lease, a ban on moving the fences that marked the plot. [Film No. 219–221, 236–237, 239]

On 7 December 1812 Gunner Fowler leased a plot 66 feet by 33 between the road to the Hospital and the main watercourse at £0 8s 3d, with an 8-foot passage to the north. Sergeant John Mackson, also written Magson and Mackrson, took the identical plot beside it at the same rent, 3d a foot of frontage, by a deed dated 21 December 1812, although each deed called the other plot leased "this day". [Film No. 240–247]

Land Market, Finance and Currency

Bills of exchange let islanders remit money to England. Robert Leech held bills in August 1784 and July 1785, Mary Price sent money home by bills in 1784 and 1785, and on 23 May 1785 the Council issued a batch, reported in its general letter of 25 May 1785, including £110 0s 0d to Lieutenant Francis Seale. Wrangham remitted large sums to London before leaving the island. [Film No. 13, 20, 25, 54, 141]

Houses could be sold outright. On 29 June 1788 Wrangham sold Henry Powell, an innkeeper, a house and land for £600 0s 0d by instalments, but Powell paid only £100 10s 0d. On 11 May 1790 Wrangham's attorneys, Robert Brooke, Francis Robson, William Webber Doveton, Robert Leech, John Doveton and James [...], accepted Lieutenant Edward Charles Smith in his place; Smith secured £450 0s 0d, Powell £49 10s 0d, and Powell conveyed the house to Smith for ever under a penalty of £900 0s 0d. The deed noted that no stamps could be had, a note repeated on deeds of 1805 onwards and of 1821. [Film No. 54, 147, 150, 253]

Knipe's Tobacco Plains lease of 1788 records real prices in the island's current money, each sale with the Council's consent on the day. Robert Hayes, a planter, paid Knipe £100 0s 0d on 10 November 1794, sold to Martin Alexander Harper for £200 0s 0d on 28 April 1798, and Harper's attorneys sold to Edmund Howse, a householder, for £150 0s 0d on 1 May 1799. A pencilled "116 at 6 per cent" suggests the lease also secured a debt. [Film No. 47, 48, 89]

On 3 October 1791 Goodwin sold William Wrangham the lower 13 acres of his 23-acre West Division lease of 1790 for £0 5s 0d in island money, with Council leave of 26 September 1790, keeping the upper 10 acres where a spring rose. Neither could draw down or divert the water, which was to run in its existing channel unless both agreed in writing. Doveton and Richard Goodwin junior witnessed it. [Film No. 63–64, 66]

On 1 March 1799 Scott assigned his Red Hill lease to William Young senior, a master mason, who passed it to William Seale on 1 June 180[...]. Neither note cited the Council's leave or bore a seal, and both claimed to pass the land "for ever". [Film No. 81–82]

Improvement raised values sharply. Cocks sold his bare lease to Frederick Roesch on 10 November 1805 for £10 0s 0d; Roesch sold it on 11 February 1806 to Charles Robert George Hodson and Benjamin Hodson for £600 0s 0d, and Charles sold his half to Benjamin on 5 November 1808 for £300 0s 0d, each with the Council's leave. On 17 December 1805 William Brennan of the Company's civil service sold Gahagan a building of several dwelling houses on the main road out of town for £1,400 0s 0d, for ever, binding himself to defend the title. On 1 July 1808 Gahagan transferred the building, its lease and his Side Path strip to Major John Alexander Wright under one bill of sale of that day, with the Council's leave, witnessed by H. Porteous. [Film No. 119–120, 149–152, 219, 222]

John Alexander senior's 13 acres below the Main Ridge, leased on 30 September 1805, survive as a copy certified by De Fountain with a drawn circle for the seal. On 1 December, in a year whose final figures are lost but after 1805, he sold the lease to Richard William Barker, a farmer, for £220 0s 0d sterling, almost £17 an acre. [Film No. 167, 169, 170]

Leases also passed by death, gift and private arrangement. On 1 August 1808 Benjamin Bagley's executors transferred his 15 acres to William Seale senior for an unstated sum. On 15 July 1807 Watson passed both his 1806 leases to Frederick Alexander before W. F. Cole and C. Seale, naming no price and no consent. On 9 February 1810 Frederick Alexander, Knipe's executor, sold the Peak Gut lease to Charles Sampson for £250 0s 0d, speaking of holding "for ever" and omitting consent. [Film No. 107, 111, 205, 209]

Sampell's Fox's Folly lease passed to the estate of Moses Mills, whose executors, Edward Charles Smith, Onesiphorus Beale and Maria Mills, took the adjoining 9½ acres at £0 5s 0d an acre on 5 June 1810, beside the land of David Kay senior. They sold both leases to William Balcombe, a Company official, by consultation of 20 August 1810 for £940 0s 0d sterling, and Balcombe sold both to John Kay, approved on 17 June 1811, for £1,200 0s 0d; each price, covering the whole property, was written on both deeds. Kay passed both to Thomas Pelham Hollis on 8 November 1813, and Hollis to Captain John Barnes on 17 and 19 May 1814, without stated prices. [Film No. 226–227, 232–235]

Tracey's lease sold to Andrew Baird for £600 0s 0d sterling, accepted in 1810 and witnessed by John Kay, and Baird sold it on 11 May 1814 to William Carrol and Charles De Fountain for £1,010 0s 0d sterling. They sold it to Thomas O'Connor on 1 May 1818 for £1,010 0s 0d in island currency. On 8 May 1826 Samuel Knipe's executors, Carrol and Richard Barker, transferred it to Thomas Watson Leech, whose trustees passed it to W. Craig in 1827. [Film No. 230–231]

On 20 June 1814 the Council gave William Seale senior leave to pass Young's three leases to John De Fountain, and Seale sealed three deeds on 1 July 1814, each for a token £0 5s 0d, although Young's leases of 1785 should have expired in 1806; a note of £5 7s 6d perhaps recorded arrears. [Film No. 14, 15, 18, 19, 44, 45]

Louden sold his 1804 lease to Boorman for £550 0s 0d, and Boorman sold it to John Onions at the same price, each seller now guaranteeing it free of debts. On 1 May 1817 Onions's executors, Elizabeth Onions, Joseph Solomon of the Jamestown merchant family and Edward Banks, sold it to Daniel Smith for £700 0s 0d, with about eight years left, in a separate bill of sale. Prices had risen through the war with France and after Napoleon's arrival as a prisoner on 15 October 1815 brought a large garrison and naval squadron, though Tracey's price stood still between 1814 and 1818. [Film No. 147–148, 230–231]

On 8 May 1816 Charles Blake sold Sarah Pritchard's lease and house to William Carrol for her, receiving the price, and Carrol passed it to Samuel Vale for an unstated consideration. Thomas Goff, as Fowler's attorney, sold Fowler's plot to Thomas Giles on 23 July 1818 for £10 0s 0d, receipted on the deed, and Giles passed it to a John [...] on 1 October 1820, approved on 16 October 1820. Mackson's plot passed to Joseph Welsh by consultation of 30 November 1818 and to a Mr Shennan on 24 December 1818. In September 1821 John Shennard sold Samuel Fox 30 feet of probably the same ground for £30 0s 0d in lawful money of the island, as freehold "for ever", yet excepting a Company rent of 3d a foot and citing no consent. [Film No. 239, 242–243, 247, 252–253]

On 10 August 1808 Lieutenant Francis Seale the younger took Stephen Young Pritchard's town lease from his administrators "for various good reasons" and passed it as a captain of infantry to Frances Moore on 9 July 1820, neither deed naming a price. [Film No. 127]

Thomas Greentree gave his son Thomas Greentree junior three leases on 28 June 1811 for natural love and affection, with the Council's prior consent: the Sandy Bay lease of 1793 with about three years to run and the two 42-year leases of 1805. Each gift needed its own deed. [Film No. 69, 71–72, 157, 161]

Social Order

Land and office went together in the 1780s. On 30 October 1786 Richard Goodwin received 27 acres in the West Division at £0 5s 0d an acre beside the land of John Goodwin, the Company's storekeeper and probably his father; the Council had recommended Richard, educated in England, as a writer in July 1784. The Doveton family is also said to have supplied a storekeeper. David Kay, Young's neighbour in November 1787, became acting surgeon in April 1785 when Thomas Stroud left on sick leave, and Thomas Burnham, Bazett's neighbour in October 1787, was an heir to Captain John Burnham's estate, whose shares the Council paid from 1781. [Film No. 12, 26, 38, 42, 64]

Deeds recorded orphans' land in neighbours' boundaries: John Doveton's orphans beside Young's by 1785, Richard Bagley, a minor, beside Seale's Simon's Waterfall in 1790, William Poole's orphans in 1804, George Alexander junior's by 1806 and a Beale's beside Tracey in 1809. James Alexander senior and John Robinson, probably the carpenter of 1782, were described as freeholders in 1799, as were the widow Mary Beale and Doveton, whose freehold surrounded his Stony Point lease on three sides, in 1806, freehold dating from the island's earliest grants. A neighbour of the Bagleys in 1801, the late N. Kennedy, was probably the Nathaniel Kennedy who stood surety for Samuel Mason in November 1783. [Film No. 16, 48, 59, 109–116, 145, 203, 217, 228]

The Bagley estate was held in trust from 1797. Mary Bagley, executrix, with Doveton, John Bagley and Thomas Bagley, took Peak Gut Point, about 8 acres in the South Division beside the waste called Broad Gut, at £0 1s 6d an acre in 1797, and 25¼ acres in the South Division at £0 3s 6d, about £4 8s 0d a year, on 23 July 1798, both for the heirs of John Bagley, a planter. By 24 November 1800 Thomas Bagley held land in his own right. On 30 September 1805 the trust took 35 acres, in pieces of 28 acres at £0 5s 0d an acre and 7 acres touching the waste at £0 3s 6d, and 20 acres wholly within its land at £0 4s 0d, the 35 acres bordering the land of John Bagley the son, bringing its leases to about 88 acres; on 1 August 1808 Mary Bagley sealed as executrix without signing. [Film No. 83–88, 105, 111, 163–165, 171, 173]

Mary Den Taaffe held South Division ground bordering Greentree's and the Bagley grants in 1805, and Sarah Pritchard was probably the widow of Stephen Young Pritchard and one of his administrators in 1808. [Film No. 155, 159, 163, 236]

Thomas O'Connor witnessed Scott's assignment of 1799, the Brennan sale of December 1805 and the Gahagan transfer of 1 July 1808, and Edward Banks a Pritchard transfer in 1808. [Film No. 81, 127, 150–151, 222]

Slavery and Freedom

Melinda, who leased James's Valley ground on 29 September 1800, was the first woman to take a Company lease in her own right and had no surname, a single name on St Helena usually marking a slave or former slave. Her lease came eight years after Governor Brooke's slave regulations of 1792 ended the import of slaves, and she received the same terms and signed in the same form as Leech that day. Louden's lease of 9 November 1804 called her a "free woman". The deeds give no other trace of slaves, although the island's farms depended heavily on slave labour. [Film No. 93–94, 96, 98, 108, 145]

Personalities

Matthew Bazett leased 4½ acres at the heads of Sharks Valley and Pleasant Valley on 27 November 1780. Under Brooke he added 7 acres in Sharks Valley in August 1787 and leases of 11 acres and 15½ acres in October 1787, 33½ acres within seven weeks, mostly surrounded by his own land, including the lower part

of Isaac Leech's former holding and 8½ acres at Alarm Hill, named after the signal gun fired when ships appeared. [Film No. 4, 30, 33, 34, 35, 37, 38, 39]

Stephen Young, a planter, built a farm at Naughtins near the head of James's Valley from 6¾ acres and 9 acres on 23 May 1785, most at the full rate, and 3 acres on 19 November 1787, 18¾ acres in separate deeds. William Young, probably a relation, held the land to the west in 1785. [Film No. 12, 16, 17, 19, 42, 43, 45]

On 15 November 1790 Francis Seale received 29 acres in the East Division at the full rate: 12½ acres beside George Alexander senior's land and the waste, and 16½ acres at the head of Deep Valley in three pieces, including 1½ acres round Simon's Waterfall. An undated note recorded 2 acres of the 16½ taken into an enclosure at £35 0s 0d an acre. On 24 October 1803 he took 4¾ acres in the East Division at £0 5s 0d an acre beside John Alexander senior and Aaron Lambe, with 3¾ acres behind his house lately enclosed and 1 acre in the Cabbage Trees. On 30 June 1806 he took five Deep Valley leases of 44½ acres, including 19 acres and 5½ acres at £0 1s 6d and 10 acres and 8 acres along Watson's boundary at £0 5s 0d, leaving Company ground south of his 2-acre plot unlet. [Film No. 20, 55–56, 58–60, 62, 137–140, 179, 183, 187, 191, 195]

John Seale senior leased 8 acres in Deep Valley at £0 5s 0d an acre on 29 September 1788, between his and Francis Seale's land. It passed to a man named Orlando, perhaps Orlando Bagley, whose executors, James Colgrave and George Alexander, sold it back to Seale on 1 April 1792 for a sum ending £150 0s 0d. It then passed to George Alexander, whose executors transferred it to Major Francis Seale for £0 5s 0d on 15 February 1806, by then surrounded by his land. [Film No. 50, 52, 53]

Thomas Greentree leased 10 acres at Sandy Bay at the full rate on 8 July 1793, enclosed by his own land and that of Watkin Greentree. On 30 September 1805 he received 17 acres and 8 acres at Day Gut in Sandy Bay, one above the other and almost enclosed by his land. A William Greentree witnessed a transfer in 1806, and a memorandum initialled "T.G." recorded a further dealing in September 18[...]. [Film No. 67–68, 72, 155, 159, 162]

Richard Knipe took 6 acres at the Tobacco Plains in the West Division on 7 January 1788, the only grant wholly within the waste, at £0 2s 0d an acre for 2½ acres and £0 1s 6d for the rest. As a planter he leased two pieces in Peak Gut in the West Division, 12 acres, on 24 November 1800 at £0 5s 0d for 11 acres and £0 4s 0d for 1 acre, and he had died by 9 February 1810. [Film No. 11, 46, 105–108]

William Pierce leased 6¼ acres in the West Division on 15 September 1793 at £0 0s 6d an acre, the lowest rate in the register, between his own land, that of Robert Gosling's heirs and that of Sarah Harper, a widow. A memorandum totalled his rents: 22½ acres at 5s 0d an acre, £5 12s 6d, and the new plot, £0 3s 1½d. On 18 March 1799 Pierce took 7½ acres in two pieces on the waste edge at £0 2s 6d an acre, south of Harper's land, and a pencilled date of 5 September 1810 appears on its summary. [Film No. 73, 75–76, 78, 89–90, 92]

Frederick Alexander, a planter, received 16 acres and 42 acres in the South Division on 30 June 1806, the 42 acres running south to the waste beside Aaron Lambe's land, which obliged him to raise 348 trees. On 1 October 1806 he took 26¾ acres at £0 5s 0d an acre between his land, John Alexander's and that of the late Benjamin Bagley, placed in the East Division by the lease and the South by its summary. With Watson's 34 acres from 1807 he held about 120 acres across two divisions. [Film No. 179, 199, 211–216]

William Webber Doveton leased 2½ acres called Tinsley's below the Main Ridge at £0 2s 0d an acre on 11 April 1803, ground also divided among Seale, the Alexanders and Mary Beale. On 1 October 1806 he leased 8 acres at Stony Point in the South Division at £0 4s 0d. On 24 July 1815 he took 17¾ acres at Mount Pleasant at £0 5s 0d, between his land, Watkin Greentree's and Ellis Hayward's, its plan showing a building and a gate joining it to his land. [Film No. 121–124, 217–218, 248–249, 251]

Conclusion

The record from 1780 to 1827 is the Company's and its clerks', recording title, rent and consent but seldom the bargains behind them, crops, labour or the poor. [Film No. 4–253]

Film No	Page No.	OCR Transcription	Modern Interpretation and analysis
1		EAP 1364 St Helena Document Name and Date: Leases 1780-1815 Photographer: Radla Henry. Date photographed: 26 July 2023. Additional comments:	
2		Book cover	
3		Blank page	
4	1	Island St. Helena The Lords Proprietors of this Island the Honorable the United Company of Merchants of England trading to the East Indies, do hereby demise grant Lease and to Farm Let unto Matthew Bazett Esqr. of the said Island All those pieces or parcels of Land containing in the whole four Acres and an half situate lying and being in the East Division of said Island two Acres and an half thereof at the Head of Sharks Valley butting and bounding North East and West upon the Lands of him the said Matthew Bazett and South upon the Main Ridge. The other two Acres butting and bounding East North, South and West upon the Lands of him the said Matthew Bazett and lying near the Head of pleasant Valley, To have and to hold the said hereby demised parcels of Land with the appurtenances and every part and parcel thereof, unto him the said Matthew Bazett his Heirs, Executors, Administrators and Assigns from the day of the date hereof for and during all the space and term of twenty one Years from thence next ensuing, upon condition that he the said Matthew Bazett his Heirs or Allowed Assigns do always bear true Faith and Allegiance to our Sovereign Lord King George the third, his Heirs and Successors and true faith to them the said Honorable Company and their Successors, and shall duly obey all the Laws and Constitutions of the said Island Yielding and paying therefore yearly and every Year during the said term and time of twenty one Years, unto the said Honorable Company their Successors Agents or Assigns the Rent of Five shillings ℔ Acres, in at or upon the Feast of Saint Michael the Arch Angel Yearly and upon condition that he the said Matthew Bazett his Heirs, Executors Administrators or Assigns do and shall well and sufficiently keep up and maintain the Fences to the said Land and the full Quantity **Margin Notes:** Number on Map Sharks Valley [...] Valley	The East India Company, as Lords Proprietors of St Helena, leased to Matthew Bazett of the island two plots of land in the East Division, 4½ acres in all. The first plot covered 2½ acres at the head of Sharks Valley. Bazett's own land bounded it to the north, east and west, and the Main Ridge to the south. The second plot covered 2 acres near the head of Pleasant Valley, with Bazett's land on every side. The lease gave Bazett the land and everything that went with it for 21 years from the date of the deed. The rights passed to his heirs, executors, administrators and assigns for the same term. The grant carried conditions. Bazett, his heirs and any assigns the Company approved had to stay loyal to King George III and his successors and keep faith with the Company. They also had to obey all the laws and regulations of the island. Each year of the term they were to pay the Company a rent of £0 5s 0d an acre on the feast of St Michael the Archangel. Bazett and those who came after him also had to keep the fences round the land in good repair, and the deed went on to set a further requirement about the full quantity of land. **Interpretations** The Company owned the whole island outright, so it called itself the Lords Proprietors. Settlers did not own their land. They held it on leases like this one, for a fixed term at a yearly rent. When the 21 years ran out, the land went back to the Company unless the lease was renewed. That gave the Company lasting control over who farmed the island and on what terms. The loyalty clause made the tenancy depend on good conduct as well as on paying rent. A tenant who broke the island's laws could lose his land. Only assigns the Company approved could take over the lease, so a holding could not pass to anyone the Company did not want on the island. Both plots were almost entirely surrounded by land Bazett already held. The lease filled gaps inside his existing estate rather than giving him new ground elsewhere. Bazett was a member of the Council that ran the Company's affairs on the island. As a councillor he was well placed to obtain small parcels that rounded off his own property. The duty to keep fences in repair mattered more on St Helena than it would have in England. Cattle, sheep and goats ranged widely over the island and stripped any unfenced ground of young trees and crops. The Council's accounts for the long fence round Longwood show how seriously the Company took enclosure. A tenant who let his fences fall down put his neighbours' land and the Company's own woods at risk, so upkeep was written into the lease as a condition of holding it.
5	2	of Wood thereon, and do not nor shall sell or dispose of this Lease or his or their Interest therein without the Leave and Consent of the Governor and Council for the time being In	The tenant also had to keep the full stock of trees standing on the land. Bazett and his successors could not sell or hand on the lease, or any share in it, without the permission of the Governor and Council in office at the time.

Film No	Page No.	OCR Transcription	Modern Interpretation and analysis
		Witness whereof We the said Governor and Council have hereunto set Our Hands and Affixed the Honorable Companys Seal this 27th day of November in the twenty first Year of the Reign of our Sovereign Lord George the third by the Grace of God of great Britain France and Ireland King defender of the Faith and so forth, and in the Year of Our Lord One thousand seven hundred and eighty, and he the said Matthew Bazett hath to the other part, set his Hand and Seal the day and Year above written - Witness John Skottowe Dan. Corneille M. Bazett Wm. Wrangham Hen. Bazett **Margin Notes:** [...]	The Governor and Council signed the deed and fixed the Company's seal to it on 27 November 1780, in the 21st year of George III's reign. The signatories were Governor John Skottowe, Daniel Corneille, Matthew Bazett, William Wrangham and Henry Bazett. Matthew Bazett also signed and sealed his own copy as tenant on the same day. No witness signed. **Interpretations** Matthew Bazett signed this lease twice, once as a member of the Council granting the land and once as the tenant receiving it. Henry Bazett, probably a relation, signed for the Council as well. The Council could have had the grant made by the other members while Bazett stood aside. Nothing on the deed shows he did. On a small island with only five councillors, standing aside would have left the Governor and two others to act alone. Even so, the deed shows how land passed into the hands of the men who controlled its granting. No witness signed either, so nobody outside the Council confirmed the grant. The clause on trees went further than the fencing condition. A tenant was not just forbidden to clear the land. He had to keep the full stock of wood growing on it. St Helena's forests had been cut down for fuel and building for a century, and timber was already scarce. Making tenants answerable for the trees on their land turned every leaseholder into a keeper of the island's woods. A tenant who felled his trees broke the terms of his lease and could lose it. The ban on selling or transferring the lease without the Governor and Council's consent gave the island's government a say over every change of tenant. Leases could not be traded freely as property. The Council could therefore stop land falling into the hands of anyone it judged unsuitable, or a few holdings being quietly gathered into one estate without its knowledge.
6	3	Blank page	
7	4	15 27 November 1780 No. 65 Lease to Mattw. Bazett Esqr. for two pieces of Land one for 2½ Acres, the other for 2 Acres, both lying in the East Division of this Island - 5/ ℔ Acre 2½ Acres Woods 9 D 2 do. upper part Isaac Leeches 9 00 Entered in Lease Book A Page 162 - B. Wright Secry. Entered No. 66 - New Reg. Thos. H. Brooke Sec.	A note on the page facing the deed dated 27 November 1780 and numbered 65. It described the document as a lease to Matthew Bazett of two pieces of land in the East Division of the island, one of 2½ acres and the other of 2 acres, at a rent of £0 5s 0d an acre. A further note identified the two plots. The 2½ acres were marked "Woods 9D". The 2 acres were described as the upper part of Isaac Leech's land, marked "3D0". The lease was entered in Lease Book A at page 162, and the entry was signed by Britannicus Alexander Wright, the secretary. A later hand recorded that the deed had been entered again in the register as number 66. This entry was signed by Thomas H. Brooke, secretary. **Interpretations** The endorsement shows two separate stages of record-keeping. In 1780 the secretary copied the lease into the Company's lease book, the Council's own register of who held which land and at what rent. Some years later, under Thomas Brooke as secretary, the original deed was entered afresh under a new number in a register of deeds. The later entry suggests that the island's land titles were collected and recorded again in a more formal system, with each surviving deed given its own number. Two registers protected both the Company and the tenant. If the original deed was lost or disputed, the lease book and the register each held an official record of the grant. The notes on the plots tied each piece of land to an earlier name. "Woods" and "Isaac Leech's" probably named former holders or the land's customary names, and the letters and figures beside them were probably references to the island's survey or map. A "Number on Map" heading appears on the face of the deed. Linking each lease to a named parcel and a map reference meant the Company could trace any piece of ground through its successive tenants. This was

Film No	Page No.	OCR Transcription	Modern Interpretation and analysis
			essential when leases ran out and the land came back to the Company or was granted again.
8	5	Island St. Helena The Lords Proprietors of this Island the Honorable the United Company of Merchants of England trading to the East Indies Do hereby Demise Grant Lease and to Farm, Let unto John Robinson of the said Island, Carpenter All those two pieces or parcels of Land containing in the whole Five Acres and three Quarters situate lying and being in the East Division of the said Island, Five Acres thereof butting and bounding East and South upon the Lands of him the said John Robinson and West and North upon the Honorable Company's Waste Land. The other three Quarters of an Acre butting and bounding every way on the said John Robinsons own Land To have and to hold the said hereby Demised parcels of Land with the appurtenances and every part and parcel thereof unto him the said John Robinson his Heirs Executors Administrators and Assigns from the day of the Date hereof for and during all the space and term of twenty one Years from thence next ensuing upon condition that he the said John Robinson his Heirs, Executors Administrators or Allowed Assigns, do and shall bear true faith and Allegiance to Our Sovereign Lord King George the Third his Heirs and Successors and true faith to them the said Honorable Company and their Successors, and shall duly Obey all the Laws and Constitutions of the said Island Yielding and paying therefore Yearly and every Year during the said term and time of twenty one Years unto the said Honorable Company their Successors, Agents or Assigns the Rent of two shillings ℔ Acre for the Five Acres **Margin Notes:** Number on Map	The East India Company, as Lords Proprietors of St Helena, leased to John Robinson, a carpenter on the island, two plots of land in the East Division, 5¾ acres in all. The larger plot covered 5 acres. Robinson's own land bounded it to the east and south, and the Company's waste land to the west and north. The smaller plot covered ¾ of an acre and was surrounded on every side by land Robinson already held. The lease gave Robinson the land and everything that went with it for 21 years from the date of the deed, with the rights passing to his heirs, executors, administrators and assigns for the same term. Robinson, his heirs and any assigns the Company approved had to stay loyal to King George III and his successors and keep faith with the Company. They also had to obey all the island's laws and regulations. Each year of the term they were to pay the Company a rent of £0 2s 0d an acre for the 5-acre plot. **Interpretations** Robinson paid £0 2s 0d an acre for his 5 acres, less than half the £0 5s 0d an acre charged to Matthew Bazett in November 1780. The Company did not set one rent for all land. It priced each plot by its value. Robinson's larger plot ran out to the Company's waste land, the rough, uncultivated ground the Company had not yet granted. Land on the edge of the waste was probably poorer and would need work to clear and bring into use. A low rent encouraged a tenant to take it on. Over time, leases like this one pushed farming outwards into unused ground, and the Company gained rent from land that had earned it nothing. Robinson was a carpenter, not a gentleman or official like Bazett. Leasing land was open to the island's working settlers as well as to its councillors. Like Bazett's, his new plots joined land he already held, so the grant enlarged an existing holding rather than starting a new one.
9	6	Acres thereof and three Shillings and nine pence for the other three Quarters of an Acre thereof, at or upon the Feast of St. Michael the Arch Angel Yearly and upon condition that he the said John Robinson his Heirs, Executors, Administrators or Assigns do and shall well and sufficiently keep up and maintain the Fences to the said Land and the full Quantity of Wood thereon, and do not nor shall sell or dispose of this Lease or his or their Interest therein without the Leave and Consent of the Governor and Council for the time being. In Witness whereof we said Governor and Council have hereunto set our Hands and Affixed the Honorable Company's Seal this 11 day of February in the twenty second Year of the Reign of Our Sovereign Lord George the Third by the Grace of God of Great Britain France and Ireland King defender of the Faith and so forth and in the Year of Our Lord one thousand seven hundred and and eighty two and he the said John Robinson hath to the other part set his Hand and Seal the day and Year above written - John Skottowe Dan. Corneille M. Bazett Wm. Wrangham Hen. Bazett	Robinson was to pay £0 3s 9d for the ¾ acre plot, on top of the rent for the 5 acres. Both sums fell due each year on the feast of St Michael the Archangel. Robinson and those who came after him also had to keep the fences round the land in good repair and keep the full stock of trees growing on it. They could not sell or hand on the lease, or any share in it, without the permission of the Governor and Council in office at the time. The Governor and Council signed the deed and fixed the Company's seal to it on 11 February 1782, in the 22nd year of George III's reign. The signatories were Governor John Skottowe, Daniel Corneille, Matthew Bazett, William Wrangham and Henry Bazett. Robinson signed and sealed his own copy as tenant on the same day. **Interpretations** The two plots in this one lease were charged at different rates. The £0 3s 9d for ¾ of an acre works out at £0 5s 0d an acre, the same rate Bazett paid in 1780. The 5 acres on the edge of the Company's waste land went at only £0 2s 0d an acre. The Company could easily have charged one rate across the whole grant. Instead it priced the small plot, which lay inside Robinson's existing land and was probably already good ground, at the full rate. It gave a much lower rate for the rough land bordering the waste, which would take labour to bring into use. The split shows that rents on St Helena were set plot by plot according to the quality and condition of the ground, not as a flat charge per acre.
10	7	Blank page	
11	8	11 February 1782 No. 30	A summary written on the outside of the deed was dated 11 February 1782 and numbered 30. It described

Film No	Page No.	OCR Transcription	Modern Interpretation and analysis
		Lease to John Robinson for 5 Acres Land called the Tobacco Plain @ 2 Shillings ℔ Acre & a three Quarters of an Acre lying at the Hutts @ 3/9 ℔ Annum - John Robinson's Registered in Lease Book A Page 189 B. Wright Secry. Entered No. 30 New Reg. Thos. H. Brooke Sec.	the document as a lease to John Robinson of 5 acres of land called the Tobacco Plain, at £0 2s 0d an acre. It also covered ¾ of an acre at the Hutts, at £0 3s 9d a year. Beneath this a smaller hand added "John Robinson's". The lease was registered in Lease Book A at page 189, and the entry was signed by Britannicus Alexander Wright, the secretary. A later hand recorded that the deed had been entered as number 30 in the New Register. This entry was signed by Thomas H. Brooke, secretary. **Interpretations** The note names the later register in full as the New Register. This confirms that Brooke's entries belonged to a fresh registration of the island's deeds, made some years after the leases were first copied into Lease Book A. Robinson's deed kept the same number, 30, in both. Bazett's lease had been numbered 65 when it was first filed and 66 in the New Register. The new system therefore followed the old filing order closely but not exactly, probably because a deed had been added or removed when the collection was renumbered. The name Tobacco Plain probably recorded an earlier use of the ground. The Company tried several times to grow cash crops on St Helena, and a stretch of open land given over to tobacco would have kept the name after the crop failed or was abandoned. By 1782 the plain lay on the edge of the Company's waste land and was let at the island's lowest rent. That fits ground that had once been cleared for a crop and later fallen out of use.
12	9	Island St. Helena The Lords Proprietors of this Island the Honorable the United Company of Merchants of England trading to the East Indies Do hereby demise Grant Lease and to Farm Let unto Stephen Young of the said Island Planter all that piece or parcel of Land containing Six Acres and three Qrs. situate lying and being in the East Division of the said Island near the Head of James's Valley butting and bounding South upon the Lands of John Dovetons Orps. North and East upon the Honorable Companys Waste Land and West partly upon the said Honble. Companys Waste Land and partly upon the Lands of William Youngs Orps. To have and to hold the said hereby demised parcel of Land with the appurtenances and every part and parcel thereof unto him the said Stephen Young his Heirs Executors Administrators and Assigns from the day of the date hereof for and during all the space and term of twenty one Years from thence next ensuing upon condition that he the said Stephen Young his Heirs or Allowed Assigns do always bear true faith and Allegiance to Our Sovereign Lord King George the Third his Heirs and Successors and true faith to them the said Honorable Company and their Successors and shall duly obey all the Laws and Constitutions of the said Island Yielding and paying therefore Yearly and every Year during the said term and time of twenty one Years unto the said Honorable Company their Successors Agents or Assigns the Rent of five shillings ℔ Acre for Six Acres thereof and two Shillings and Sixpence ℔ Ann. for the remainding three Quarters of an Acre in, at, or, upon the Feast of St. Michael the Arch Angel Yearly and upon condition that he the said Stephen Young his Heirs Executors Administrators	The East India Company, as Lords Proprietors of St Helena, leased to Stephen Young, a planter on the island, a plot of 6¾ acres in the East Division near the head of James's Valley. John Doveton's land bounded it to the south and the Company's waste land to the north and east. On the west it ran partly against the Company's waste land and partly against land held by William Young. The lease gave Stephen Young the plot and everything that went with it for 21 years from the date of the deed. The rights passed to his heirs, executors, administrators and assigns for the same term. Young, his heirs and any assigns the Company approved had to stay loyal to King George III and his successors and keep faith with the Company. They also had to obey all the island's laws and regulations. Each year of the term they were to pay the Company £0 5s 0d an acre for 6 of the acres and £0 2s 6d for the remaining ¾ of an acre. The rent fell due on the feast of St Michael the Archangel. Further conditions binding Young and his successors followed. **Interpretations** James's Valley ran down to Jamestown, the island's only town and landing place. Land near the head of the valley lay within easy reach of the town's market, the garrison and the ships in the roads, where farm produce could be sold. That probably explains why most of the plot carried the full rate of £0 5s 0d an acre, even though it bordered the Company's waste land on two sides. Robinson's land on the edge of the waste had gone for only £0 2s 0d an acre. Nearness to Jamestown counted for more than the condition of the ground. Young's neighbours show how island families built up their holdings side by side. William Young, probably a relation, held the land to the west, and John Doveton held the land to the south. The Doveton family supplied several of the Company's officials, including the storekeeper and the under-secretary. Each new lease taken from the waste land pushed a family's ground a little further. Over the years, related holdings joined into blocks of land held by a few established families.

Film No	Page No.	OCR Transcription	Modern Interpretation and analysis
		or **Margin Notes:** Lease Number on Map	
13	10	or Assigns do and shall well and sufficiently keep up and maintain the Fences to the said Land and the full quantity of Wood thereon and do not nor shall sell or dispose of this Leases or his or their Interest therein without the leave and consent of the Governor and Council for the time being In Witness whereof We the said Governor and Council have hereunto set Our Hands and Affixed the Honble. Companys Seal this 23 day of May in the Twenty fifth Year of the Reign of our said Sovereign Lord George the Third by the Grace of God of great Britain France and Ireland King Defender of the Faith and so forth and in the Year of Our Lord 1785 and he the said Stephen Young hath to the other part set his Hand and Seal the day and Year abovewritten - Dan. Corneille M. Bazett Wm. Wrangham Hen. Bazett	Stephen Young and those who came after him had to keep the fences round the land in good repair and keep the full stock of trees growing on it. They could not sell or hand on the lease, or any share in it, without the permission of the Governor and Council in office at the time. The Governor and Council signed the deed and fixed the Company's seal to it on 23 May 1785, in the 25th year of George III's reign. The signatories were Governor Daniel Corneille, Matthew Bazett, William Wrangham and Henry Bazett. Young signed and sealed his own copy as tenant on the same day. **Interpretations** Only four councillors signed this deed, against five on the leases of 1780 and 1782. Major Henry Graeme, the Lieutenant Governor, had died on 25 December 1784, and no successor had yet arrived from England. The Council went on granting land with its reduced membership, as it went on with its other business. On the same day, 23 May 1785, it issued a batch of bills of exchange recorded in the general letter of 25 May 1785. Corneille's place among the signatories had also changed. He signed the Bazett and Robinson leases as an ordinary councillor under Governor Skottowe, and he now headed the board that granted the land.
14	11	Island St. Helena ss. Know all Men by these Presents that I William Seale Senr. of the said Island for and in consideration of the Sum of Five Shillings Sterling to me in hand paid by John DeFountain also of the said Island, Pursuant to liberty given me by the Governor and Council as ℔ Consultation of the 20th June, 1814. Have and by these Presents do assign, Transfer, Set over and deliver unto the said John DeFountain, his Heirs, Executors, Administrators and Assigns all my Right, Title, Claims and Interest to and in the within mentioned Lease for Six and Three Quarter Acres of Land in the East Division of the said Island with all the appurtenances thereunto belonging, on the terms and Conditions of the said Lease. In Witness whereof I have hereunto set my Hand and Seal this 1st day of July in the Year 1814. Signed Sealed and delivered Wm. Seale Sr. in the Presence of G. Blenkins G. Lambe **Margin Notes:** Lease	William Seale senior of St Helena transferred the lease of 6¾ acres in the East Division of the island to John De Fountain, also of the island. The lease was the one written on the facing pages. De Fountain paid Seale £0 5s 0d for it. The Governor and Council had given Seale leave to make the transfer at their meeting of 20 June 1814. From then on, De Fountain, his heirs, executors, administrators and assigns held all Seale's rights and claims under the lease, together with everything that went with the land, on the lease's original terms. Seale signed and sealed the transfer on 1 July 1814. G. Blenkins and G. Lambe witnessed it. **Interpretations** The lease required the Council's consent for any transfer, and this deed shows that clause at work. Seale could not simply sell his interest. He had to apply to the Governor and Council first, and their consent was recorded at a meeting before the deed was drawn up. The transfer cited that meeting as its authority. Without it, the deed would have broken the terms on which the land was held, and the Company could have taken the land back. The price of £0 5s 0d was a token sum, not the real value of nearly seven acres near the head of James's Valley. A small payment in cash made the transfer a binding bargain in law. The true terms between the two men, whether a larger sum paid privately, a debt settled or a family arrangement, were left out of the deed. The record shows only that the right to the land changed hands, not why. The lease granted to Stephen Young on 23 May 1785 ran for 21 years and should have ended in 1806. By 1814 it had passed to Seale, so it had probably been renewed or extended, or Seale had been allowed to stay on under its terms. The names also tie back to the earlier records. A Lieutenant William Seale served in the island's artillery in 1784, and a Captain Samuel Desfontain was promoted in 1785. The parties to this transfer probably belonged to those same garrison families, a generation on.
15	12	No. 44 23 May 1785 Lease to Stephen Young for 6¾ Acres of Land	A summary written on the outside of the deed was dated 23 May 1785 and numbered 44. It described the document as a lease to Stephen Young of 6¾ acres in

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		in the East Division of this Island Six Acres thereof at 5/ ℔ Acre & 2/6 ℔ Ann. for the rem. ¾ Acre. Naughtins Entered in Lease Book A Page 229 B. Wright Secy. Entered No. 44 New Reg. Thos. H. Brooke Sec. £ 5. 7. 6 2 W. S.	the East Division of the island. Six of the acres were let at £0 5s 0d an acre, and the remaining ¾ of an acre at £0 2s 6d a year. The land was named as Naughtins. The lease was entered in Lease Book A at page 229, and the entry was signed by Britannicus Alexander Wright, the secretary. A later hand recorded that the deed had been entered as number 44 in the New Register, signed by Thomas H. Brooke, secretary. Beneath these entries stood the sum of £5 7s 6d and the note "2 W.S.". **Interpretations** The note gave the plot a name, Naughtins, which the deed itself did not. Land on St Helena was commonly known by the name of an earlier holder, as with "Woods" and "Isaac Leech's" on Bazett's lease. Naughtins was probably named after a former tenant of the ground near the head of James's Valley before it returned to the Company and was let to Young. The initials W.S. probably stood for William Seale, who took over the lease and transferred it to John De Fountain in July 1814. The sum of £5 7s 6d was not the yearly rent, which came to much less. It may have recorded rent owed or paid over several years when the lease changed hands. The figure and the initials were added after the original filing, so the note kept a running record of the lease as well as its first grant.
16	13	Island St. Helena The Lords Proprietors of this Island the Honorable the United Company of Merchants of England trading to the East Indies do hereby demise Grant Lease and to Farm let unto Mr. Stephen Young of the said Island Planter all that piece or parcel of Land containing nine Acres, situate lying and being in the East Division of the said Island near the Head of James's Valley butting and bounding North and West upon the Lands of him the said Stephen Young. South and East upon the Lands of John Dovetons Orphans To have and to hold the said hereby demised parcel of Land with the appurtenances and every part and parcel thereof unto him the said Stephen Young his Heirs Executors Administrators and Assigns from the day of the date hereof for during all the Space and term of twenty one Years from thence next ensuing upon condition that he the said Stephen Young his Heirs or Allowed Assigns do always bear true faith and allegiance to Our Sovereign Lord King George the Third his Heirs and Successors and true faith to them the said Honorable Company and their Successors and shall duly obey all the Laws and Constitutions of the said Island Yielding and paying therefore Yearly and every Year during the said term and time of twenty one Years, unto the said Honorable Company their Successors Agents or Assigns the Yearly Rent of Five shillings ℔ Acre, in, at, or upon the Feast of St. Michael the Arch Angel Yearly And upon Condition that he the said Stephen Young his Heirs Executors Administrators or Assigns do and shall well and sufficiently keep up and maintain the Fences to the said Land and the full quantity of Wood thereon, and do not nor shall sell or dispose of this Lease, or his or their Interest therein without the leave and Consent of the Governor and Council for the time being In Witness **Margin Notes:** Number on Map	The East India Company, as Lords Proprietors of St Helena, leased to Mr Stephen Young, a planter on the island, a plot of 9 acres in the East Division near the head of James's Valley. Young's own land bounded it to the north and west, and land belonging to the orphans of John Doveton bounded it to the south and east. The lease gave Young the plot and everything that went with it for 21 years from the date of the deed. The rights passed to his heirs, executors, administrators and assigns for the same term. Young, his heirs and any assigns the Company approved had to stay loyal to King George III and his successors and keep faith with the Company. They also had to obey all the island's laws and regulations. Each year of the term they were to pay the Company £0 5s 0d an acre on the feast of St Michael the Archangel. They had to keep the fences round the land in good repair and keep the full stock of trees growing on it. They could not sell or hand on the lease, or any share in it, without the permission of the Governor and Council in office at the time. **Interpretations** Young's new plot lay against his own land on two sides. His lease of 23 May 1785 had given him 6¾ acres near the head of James's Valley, bordering the Company's waste land to the north and east. This grant probably took in more of the ground beside that earlier plot. Each lease added a little to his holding, and together they built a compact farm of more than 15 acres within reach of Jamestown. In 1785 the land to the south had belonged to John Doveton. By the time of this deed it belonged to his orphans. Doveton had died, and his children were evidently too young to hold the land in their own names. The deed's boundary description recorded the land as theirs. A minor's land on St Helena was normally managed for the children by guardians or by the island's government until they came of age. By naming the orphans as owners of the neighbouring ground, the deed protected their claim in the official record.
17	14	whereof We the Governor and Council have hereunto set Our Hands and affixed the Honorable Companys Seal this 23 day of May in the Twenty Fifth Year of the Reign of our said Sovereign Lord George the Third, by the Grace of God of great Britain, France and Ireland King defender of the Faith and so forth	The Governor and Council signed the deed and fixed the Company's seal to it on 23 May 1785, in the 25th year of George III's reign. The signatories were Governor Daniel Corneille, Matthew Bazett, William Wrangham and Henry Bazett. Stephen Young signed and sealed his own copy as tenant on the same day. **Interpretations**

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		and in the Year of Our Lord, One thousand seven hundred and eighty five and he the said Stephen Young hath to the other part set his Hand and Seal the Day and Year abovewritten - Dan. Corneille M. Bazett Wm. Wrangham Hen. Bazett	This lease was signed on the same day as Young's lease of the neighbouring 6¾ acres. The two plots lay side by side, both bordering Doveton land, and the same men signed both. The Council could have joined them in a single grant of 15¾ acres. It drew up two separate deeds. The rents differed: the 9 acres went at a flat £0 5s 0d an acre, while the 6¾ acres carried a lower charge on the odd ¾ of an acre. Separate deeds also meant each plot could later be dealt with on its own. That is what happened. The 6¾ acres passed to William Seale and then, in July 1814, to John De Fountain, a transfer that touched only that one lease and left the 9 acres untouched.
18	15	Island St. Helena ss. Know all Men by these Presents that I William Seale Senr. of the said Island, for and in consideration of the Sum of Five Shillings Sterling to me in hand paid by John DeFountain also of the said Island, Pursuant to liberty given me by the Governor and Council as ℔ Consultation of the 20th June 1814, Have and by these Presents do assign Transfer, Set over and deliver unto the said John DeFountain his Heirs, Executors, Administrators and Assigns all my Right, Title, Claims and Interest to and in the within mentioned Lease for Nine Acres of Land in the East Division of the said Island with all the Appurtenances thereunto belonging on the terms and Conditions of the said Lease. In Witness whereof I have hereunto set my Hand and Seal this 1st day of July in the Year 1814. Signed Sealed and delivered Wm. Seale Sr. in the Presence of us. G. Blenkins G. Lambe	William Seale senior of St Helena also transferred the lease of 9 acres in the East Division of the island to John De Fountain. This was the lease written on the facing pages. De Fountain paid Seale £0 5s 0d for it. The Governor and Council had given Seale leave to make the transfer at their meeting of 20 June 1814. From then on, De Fountain, his heirs, executors, administrators and assigns held all Seale's rights and claims under the lease, together with everything that went with the land, on the lease's original terms. Seale signed and sealed the transfer on 1 July 1814. G. Blenkins and G. Lambe witnessed it. **Interpretations** Seale handed over both of Stephen Young's former leases to De Fountain on the same day, with the same token payment, the same witnesses and the same Council consent. The two plots had been granted by separate deeds in 1785, so each needed its own transfer. A single document could not pass both, because each lease was its own grant with its own terms, rent and record number. The result was that De Fountain took over the whole farm of 15¾ acres near the head of James's Valley that Young had built up, but by two instruments written on the backs of the two original leases. Writing each transfer on the lease it concerned kept the full history of each plot on a single sheet, from the Company's first grant to its latest holder.
19	16	23d May 1785 No. 43 Lease to Mr. Stepn. Young for 9 Acres of Land called Naughns Registered in the New Lease Book A Page 228 - B. Wright Secy. at 5/ ℔ Acre 45/ - Entered No. 43 New Reg. Thos. H. Brooke Sec. 3 W. S.	A summary written on the outside of the deed was dated 23 May 1785 and numbered 43. It described the document as a lease to Mr Stephen Young of 9 acres of land called Naughtins. The lease was registered in the New Lease Book A at page 228, and the entry was signed by Britannicus Alexander Wright, the secretary. A further line gave the rent as £0 5s 0d an acre, making £2 5s 0d a year. A later hand recorded that the deed had been entered as number 43 in the New Register, signed by Thomas H. Brooke, secretary. Below this stood the note "3 W.S.", and beneath it a faint pencilled entry reading "9" and "8[...]". **Interpretations** The 9 acres and the 6¾ acres both carried the name Naughtins. The two leases therefore divided a single named piece of ground near the head of James's Valley between two deeds. Their numbers, 43 and 44, and their pages in Lease Book A, 228 and 229, ran in sequence. The secretary entered them one after the other on the day they were granted. The markings "2 W.S." on the 6¾-acre lease and "3 W.S." on this one look like the numbering of a series of deeds in William Seale's hands. Seale probably held at least three leases, numbered in his own list or in the Council's record of the deeds he lodged. When he applied to transfer them in 1814, someone marked each deed with its place in his holding. A "1 W.S." may have belonged to a third property that he kept or dealt with separately. The secretary of 1785 called Lease Book A the new lease book. A fresh register had therefore been started not long before the Bazett lease of 1780 was entered in it. Brooke's later New Register was the

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			second such renewal in the island's land records. Each time, the deeds were copied into a new book and given new numbers.
20	17	Island St. Helena The Lords Proprietors of this Island the Honorable the United Company of Merchants of England trading to the East Indies Do hereby Demise, Grant, Lease and to Farm Let unto Lieutenant Francis Seale All that piece or parcel of Land containing by Estimation forty Acres situate lying and being in the South Division of the said Island butting and bounding East upon the Honorable Company's waste Land, West upon the Lands of George Alexander Planter and North and South upon the said Francis Seales own Land To have and to hold the said hereby Demised parcel of Land with the appurtenances and every part and parcel thereof unto him the said Francis Seale his Heirs Executors Administrators and Assigns from the day of the date hereof for and during all the space and term of twenty one Years from thence next ensuing upon condition that he the said Francis Seale his Heirs or Allowed Assigns do always bear true faith and allegiance to Our Sovereign Lord King George the third, his Heirs and Successors and true Faith to them the said Honorable Company and their Successors and shall duly obey all the Laws and Constitutions of the said Island Yielding and paying therefore yearly and every Year during the said term and time of twenty one Years unto the said Honorable Company, their Successors Agents or Assigns the Rent of One Shilling ℔ Acre ℔ Annum in at or upon the Feast of St. Michael the Arch Angel Yearly and upon condition that he the said Francis Seale his Heirs Executors Administrators or Assigns Enclose the said Land with a good and sufficient Fence in the space of twelve Months and do and shall keep up and maintain the same and the full quantity of Wood thereon, and do not nor shall sell or dispose of this Lease or his or their Interest therein without the leave and consent of the Governor and Council for the time being In Witness whereof **Margin Notes:** Number on Map 8	The East India Company, as Lords Proprietors of St Helena, leased to Lieutenant Francis Seale a plot of land in the South Division of the island, estimated at 40 acres. The Company's waste land bounded it to the east, and land held by George Alexander, a planter, to the west. Seale's own land lay to the north and south. The lease gave Seale the plot and everything that went with it for 21 years from the date of the deed. The rights passed to his heirs, executors, administrators and assigns for the same term. Seale, his heirs and any assigns the Company approved had to stay loyal to King George III and his successors and keep faith with the Company. They also had to obey all the island's laws and regulations. Each year of the term they were to pay the Company £0 1s 0d an acre on the feast of St Michael the Archangel. Within 12 months Seale had to enclose the whole plot with a sound fence, and afterwards he had to keep it in repair. He and his successors also had to keep the full stock of trees growing on the land. They could not sell or hand on the lease, or any share in it, without the permission of the Governor and Council in office at the time. **Interpretations** The rent of £0 1s 0d an acre was the lowest in these leases, a fifth of the full rate of £0 5s 0d and half what Robinson paid for his land on the edge of the waste. The deed explains why. The ground had not been measured, only estimated at 40 acres, and it was bordered by the Company's waste land. It was evidently rough, unimproved land in the remote South Division. The earlier leases only required tenants to keep existing fences in repair. Seale had to build a fence round the whole plot within a year. The Company traded a very low rent for a firm promise of improvement. A tenant who took on raw ground at a nominal charge had to enclose it quickly, which kept out livestock, protected the trees and began bringing the land into use. Francis Seale was the Lieutenant Francis Seale who had a bill of exchange for £110 0s 0d issued to him on 23 May 1785. Like Bazett and the Youngs, he already held the land on two sides of this plot, so the grant enlarged an existing estate. The Seale family held land in more than one part of the island. A William Seale later held and transferred the Young leases near James's Valley in 1814.
21	18	whereof We the said Governor and Council have hereunto set our Hands and Affixed the Honorable Company's Seal this 23d day of January in the Twenty sixth Year of the Reign of our said Sovereign Lord George the Third by the grace of God of great Britain France and Ireland King defender of the Faith and so forth and in the Year of Our Lord 1786 and he the said Francis Seale hath to the other part set his Hand and Seal the day and Year abovewritten - Dan. Corneille M. Bazett Wm. Wrangham Hen. Bazett	The Governor and Council signed the deed and fixed the Company's seal to it on 23 January 1786, in the 26th year of George III's reign. The signatories were Governor Daniel Corneille, Matthew Bazett, William Wrangham and Henry Bazett. Francis Seale signed and sealed his own copy as tenant on the same day.

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23	20	10/ No. 49 23d January 1786 No. 49 Lease to Lieut. Francis Seale for 40 Acres of Land lying in the South Division of this Island @ 1/ ℔ Acre Registered in Book A Page 143 - B. Wright Secy. 11 F. S. Entered No. 49 New Reg. Thos. H. Brooke Sec. In Powels Valley - Tinsleys Ridge &c.	A summary written on the outside of the deed was dated 23 January 1786 and numbered 49, with "10/" written beside the number. It described the document as a lease to Lieutenant Francis Seale of 40 acres in the South Division of the island, at £0 1s 0d an acre. The lease was registered in Book A at page 143, and the entry was signed by Britannicus Alexander Wright, the secretary. Beneath this stood the mark "11 F.S.". A later hand recorded that the deed had been entered as number 49 in the New Register, signed by Thomas H. Brooke, secretary. A pencilled note at the foot placed the land in Powell's Valley, at Tinsley's Ridge and nearby. **Interpretations** The mark "11 F.S." matched the "W.S." numbers on the Young leases. Someone numbered each deed held by a member of the Seale family against the holder's initials. A number as high as 11 suggests that Francis Seale held at least 11 leases. That would make him one of the island's larger landholders, building an estate piece by piece out of separate grants. The deed itself only placed the land in the South Division, bounded by waste land and by neighbours' holdings. The pencilled note named Powell's Valley and Tinsley's Ridge, which fixed the plot on the ground. It was added later, probably when the deeds were checked against the island's map, as the "Number on Map" heading on each lease suggests. A boundary description that depended on neighbours' names grew less useful as tenants changed. A fixed place name would still identify the land long after Seale and Alexander were gone. The lease was entered at page 143 of Book A, although Young's leases of the previous May sat at pages 228 and 229. The book was evidently not filled strictly in date order. The secretary may have kept space for each division of the island or for particular families, so related grants could be found together.
24	21	[The upper edge of the page is torn away, and the text above the first surviving line is lost.] said piece of ground or any part thereof and do not nor shall sell or dispose of this Lease or his or their Interest therein without the Leave and Consent of the Governor and Council for the time being In Witness whereof We the said Governor and Council have hereunto set Our Hands and Affixed the Honorable Company's Seal this 18th day of March in the Twenty Second Year of the Reign of Our said Sovereign Lord George the Third by the Grace of God of Great Britain France and Ireland King defender of the Faith and so forth and in the Year of Our Lord 1782 and he the said Robert Leech hath to the other part set his Hand and Seal the day and Year abovewritten John Skottowe Dan. Corneille M. Bazett Wm. Wrangham Hen. Bazett	Robert Leech's lease bound him by a further condition covering the whole plot or any part of it. He and his successors could not sell or hand on the lease, or any share in it, without the permission of the Governor and Council in office at the time. The Governor and Council signed the deed and fixed the Company's seal to it on 18 March 1782, in the 22nd year of George III's reign. The signatories were Governor John Skottowe, Daniel Corneille, Matthew Bazett, William Wrangham and Henry Bazett. Leech signed and sealed his own copy as tenant on the same day.
25	22	situate lying and being in James's Valley behind and adjoining his Dwelling House containing eighty feet next to the Water course and seventy five feet next the Yard Wall of Elizabeth Lambe Widow and twenty six Feet in Depth next to the Lease Ground of Captain Lieutenant Samuel DesFountain To have and to hold the said hereby Demised parcel of ground with the appurtenances and every part and parcel thereof, unto him the said Robert Leech his Heirs Executors Administrators or Allowed Assigns from the day of the date hereof for and during all the space and term of twenty one Years from thence next ensuing upon condition	The East India Company, as Lords Proprietors of St Helena, leased a small piece of ground in James's Valley to Robert Leech. It lay behind his house and joined it. The plot measured 80 feet along the watercourse and 75 feet along the yard wall of Elizabeth Lambe, a widow. It ran 26 feet deep beside the leased ground of Captain-Lieutenant Samuel Desfontain. The lease gave Leech the plot and everything that went with it for 21 years from the date of the deed. The rights passed to his heirs, executors, administrators and any assigns the Company approved for the same term.

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		that he the said Robert Leech his Heirs Executors Administrators or Assigns do always bear true Faith and Allegiance to Our Sovereign Lord King George the Third his Heirs and Successors and true Faith to them the said Honorable Company and their Successors and shall duly Obey all the Laws and Constitutions of the said Island Yielding and paying therefore Yearly and every Year during the said term and time of twenty one Years unto the said Honorable Company their Successors Agents or	Leech, his heirs and assigns had to stay loyal to King George III and his successors and keep faith with the Company. They also had to obey all the island's laws and regulations. In return they were to pay the Company a yearly rent throughout the 21 years. **Interpretations** This was a town lease, not a farm. The plot was measured in feet, not acres, and was described by its neighbours' walls and buildings, not by valleys and waste land. James's Valley ran down to Jamestown, and the watercourse along one side was probably the stream or channel that carried water through the town. Ground beside it was valuable for gardens and for the trades and households that needed water. Leech already had a house next to the plot. The lease let him take in the land behind it, probably for a yard or garden. The Company leased ground in the town just as it leased farmland in the country, so even a strip behind a house was rented from the Company. The lease was sealed on 18 March 1782, when Samuel Desfontain was still a captain-lieutenant. He held that rank until St Maurice's retirement opened the way to his promotion, reported in the Council's letter of 20 April 1785. Robert Leech appears in the Council's letters as the holder of bills of exchange in August 1784 and July 1785, so he was a man with money to send home. Elizabeth Lambe's name links the plot to a family still on the island in 1814, when a G. Lambe witnessed William Seale's transfers to John De Fountain.
26	23	Island St. Helena The Lords Proprietors of this Island the Honble. United Company of Merchants of England trading to the East Indies do hereby Demise Grant Lease and to farm Let unto Richard Goodwin of the said Island Planter All those two pieces or parcels of Land containing Twenty Seven Acres Situate lying and being in the West Division of the said Island butting and bounding North upon the Land of John Goodwin West partly upon the Honble. Companys waste Land and partly upon the Lands of James Greentree East partly upon the said Richard Goodwins other Land and partly upon the Lands of the said John Goodwin and South upon the Lands of William Wrangham To have and to hold the said hereby demised parcel of Land with the appurtenances and every part and parcel thereof unto him the said Richard Goodwin his Heirs Executors Administrators and Assigns from the day of the date hereof for and during all the space and term of twenty one Years from thence next ensuing upon condition that he the said Richard Goodwin his Heirs or Allowed Assigns do always bear true faith and allegiance to our Sovereign Lord King George the third his Heirs and Successors and true faith to them the said Honble. Company and their Successors and shall duly obey all the Laws and Constitutions of the said Island Yielding and paying therefore Yearly and every Year during the said term and time of twenty one Years unto the said Honorable Company their Successors Agents or Assigns the Rent of five shillings ℔ Acre in, at, or upon the Feast of St. **Margin Notes:** Lease Number on Map	The East India Company, as Lords Proprietors of St Helena, leased to Richard Goodwin, a planter on the island, two plots of land in the West Division, 27 acres in all. John Goodwin's land bounded them to the north. On the west they ran partly against the Company's waste land and partly against land held by James Greentree. On the east they ran partly against Richard Goodwin's other land and partly against more of John Goodwin's. William Wrangham's land lay to the south. The lease gave Richard Goodwin the land and everything that went with it for 21 years from the date of the deed. The rights passed to his heirs, executors, administrators and assigns for the same term. Goodwin, his heirs and any assigns the Company approved had to stay loyal to King George III and his successors and keep faith with the Company. They also had to obey all the island's laws and regulations. Each year of the term they were to pay the Company £0 5s 0d an acre on the feast of St Michael the Archangel. **Interpretations** The neighbours named in this deed were among the island's leading men. William Wrangham sat on the Council that granted the land. James Greentree was an officer of the garrison, a captain-lieutenant by 1785. John Goodwin was the Company's storekeeper and probably Richard's father. In July 1784 the Council recommended Richard Goodwin, a young man educated in England, for a post as writer in the Company's service. This lease placed him on 27 acres hemmed in by his family's land and that of a councillor. It shows how the sons of Company officials gained both land and posts, each strengthening the family's standing. The whole grant went at the full rate of £0 5s 0d an acre, although part of it bordered the Company's waste land. The Company did not lower the rent here as it had for Robinson on the Tobacco Plain or for Seale in the South Division. The land lay mostly among established holdings and was probably already good ground, so the edge on the waste did not reduce its value.
27	24	Michael the Arch Angel Yearly and upon condition that he the said Richard Goodwin his Heirs Executors	Goodwin and those who came after him had to keep the fences round the land in good repair and keep

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		Administrators or Assigns, do and shall well and sufficiently keep up and maintain the Fences to the said Land and the full quantity of Wood thereon, and do not nor shall sell or dispose of this Lease or his or their Interest therein without the leave and Consent of the Governor and Council for the time being In Witness whereof We the said Governor and Council have hereunto set Our hands and Affixed the Honble. Companys Seal this 30th day of October in the Twenty Seventh Year of the Reign of our said Sovereign Lord George the Third by the grace of God of great Britain France and Ireland King defender of the Faith and so forth and in the Year of Our Lord 1786 and he the said Richard Goodwin hath to the other part set his Hand and Seal the day and Year abovewritten - Dan. Corneille M. Bazett Wm. Wrangham	the full stock of trees growing on it. They could not sell or hand on the lease, or any share in it, without the permission of the Governor and Council in office at the time. The Governor and Council signed the deed and fixed the Company's seal to it on 30 October 1786, in the 27th year of George III's reign. The signatories were Governor Daniel Corneille, Matthew Bazett and William Wrangham. Goodwin signed and sealed his own copy as tenant on the same day. **Interpretations** Only three members of the Council signed this lease. Henry Bazett's name, present on every deed since 1780, was missing. Wrangham, whose land bordered the grant to the south, was one of the three. The Council could have waited until it was back to full strength, or asked a councillor with no stake in the ground to stand aside. It did neither. Three signatures were evidently enough to make a valid grant. With so small a board, a neighbour approving a grant next to his own land was hard to avoid. As in Matthew Bazett's own lease of 1780, the men who controlled the island's land were often the same men whose estates surrounded it.
28	25	Blank page	
29	26	30th October 1786 No. 198 Lease to Mr. Rd. Goodwin for 27 Acres Land in the West Division of this Island - 21 Years @ 5/ ℔ Acre Registered in Lease Book A Page B. Wright Secy. Entered No. 198 New Reg. Thos. H. Brooke Sec.	A summary written on the outside of the deed was dated 30 October 1786 and numbered 198. It described the document as a lease to Mr Richard Goodwin of 27 acres in the West Division of the island, for 21 years at £0 5s 0d an acre. Some faint pencilled words beneath this could not be read [...]. The summary recorded that the lease was registered in Lease Book A, but the space for the page number was left blank. The entry was signed by Britannicus Alexander Wright, the secretary. A later hand recorded that the deed had been entered as number 198 in the New Register, signed by Thomas H. Brooke, secretary. **Interpretations** The page number in Lease Book A was never filled in. On every earlier summary the secretary recorded the page where the lease was copied, so the deed could be found in the book. Here he wrote the heading and signed it but left the page blank. The lease may have been signed before it was copied into the book, and the page never added afterwards. Without that reference, the only link between this deed and the official register was its number. That may be why it mattered that Brooke later entered it in the New Register. The number 198 stands far above the numbers on the leases granted earlier in 1785 and 1786, which ran from 43 to 49. The numbers were probably not a simple count of leases in date order. The Council may have numbered deeds by division of the island or in separate series. The West Division, where Goodwin's land lay, may have had its own sequence.
30	27	Island St. Helena The Lords Proprietors of this Island the Honorable the United Company of Merchants of England trading to the East Indies Do hereby Demise Grant Lease and to Farm Let unto Matthew Bazett Esqr. of this Island of Council all that piece or parcel of Land containing seven Acres situate lying and being in the East Division of the Island aforesaid butting and bounding North upon the Lands of Richard Mason East upon the Land of John Worrall and South and West upon the said Matthew Bazetts own Land To have and to hold the said hereby Demised parcel of Land with the appurtenances and every part and parcel thereof unto him the said Matthew Bazett his Heirs Executors Administrators and	The East India Company, as Lords Proprietors of St Helena, leased to Matthew Bazett, a member of the island's Council, a plot of 7 acres in the East Division. Richard Mason's land bounded it to the north and John Worrall's to the east. Bazett's own land lay to the south and west. The lease gave Bazett the plot and everything that went with it for 21 years from the date of the deed. The rights passed to his heirs, executors, administrators and assigns for the same term. Bazett, his heirs and any assigns the Company approved had to stay loyal to King George III and his successors and keep faith with the Company. They also had to obey all the island's laws and regulations. Each year of the term they were to pay the Company £0 5s 0d an acre on the feast of St Michael the Archangel. They had to keep the fences round the land in good repair and keep the full stock of trees growing on it.

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		and Assigns from the day of the date hereof for and during all the space and term of Twenty One Years from thence next ensuing upon condition that he the said Matthew Bazett his Heirs or Allowed Assigns do always bear true faith and Allegiance to our Sovereign Lord King George the Third his Heirs and Successors and true faith to them the said Honorable Company and their Successors and shall duly Obey all the Laws and Constitutions of the said Island Yielding and paying therefore Yearly and every Year during the said term and time of Twenty one Years unto the said Honorable Company their Successors Agents or Assigns the Rent of five shillings ℔ Acre in, at, or upon the Feast of St. Michael the Arch Angel Yearly and upon condition that he the said Matthew Bazett his Heirs Executors Administrators or Assigns do and shall well and sufficiently keep up and maintain the Fences to the said Land and the full quantity of Wood thereon and do not nor shall sell or dispose of this Lease **Margin Notes:** Number on Map	They were also forbidden to sell or hand on the lease without consent. **Interpretations** The deed described Bazett openly as a member of the Council. His lease of 1780 had called him simply a gentleman of the island, though he signed it on both sides. Here the grant itself recorded that the tenant sat on the board making it. The Council did not hide the arrangement. It treated a councillor's taking Company land as ordinary, and the formal record named his office as part of who he was. This was another addition to an estate Bazett already held. Like his two plots of 1780, the 7 acres joined his own land on two sides. Over the years he widened his holdings in the East Division a few acres at a time, each grant filling in ground beside what he already had.
31	28	or his or their Interest therein, without the Leave and consent of the Governor and Council for the time being In Witness whereof we the said Governor and Council have hereunto set Our Hands and Affixed the Honble. Company's Seal this 20 day of August in the Twenty seventh Year of the Reign of Our said Sovereign Lord George the Third by the Grace of God of great Britain France and Ireland King defender of the faith and so forth and in the Year of Our Lord 1787 and he the said Matthew Bazett hath to the other part set his Hand and Seal the day and year above written - Rob. Brooke T. Robson M. Bazett Wm. Wrangham	Bazett and those who came after him could not sell or hand on the lease, or any share in it, without the permission of the Governor and Council in office at the time. The Governor and Council signed the deed and fixed the Company's seal to it on 20 August 1787, in the 27th year of George III's reign. The signatories were Governor Robert Brooke, [...] Robson, Matthew Bazett and William Wrangham. Bazett signed and sealed his own copy as tenant on the same day. **Interpretations** This is the first deed in the register signed by Governor Robert Brooke. Corneille, who had headed every grant since 1782, was gone, and Robson had taken a seat on the Council. The change of governor brought no change in the form of the lease or the rent. The Company's terms for its land carried on unchanged from one governor to the next. One thing did not change either: Bazett again signed as a member of the board granting him land, as he had in 1780 and as the deed itself noted when it named him a councillor.
32	29	Blank page	
33	30	St. Helena 20th Augt. 1787 No. 69 Lease to Mattw. Bazett Esqr. for 7 Acres Land lying in Sharks Valley @ 5/ ℔ Acre - called Hygnams or Pledgers Registered in Lease Book A Page B. Wright Secy. Entered No. 69 New Reg. Thos. H. Brooke Sec.	A summary written on the outside of Matthew Bazett's lease of 7 acres, sealed on 20 August 1787, was dated at St Helena on that day and numbered 69. It described the document as a lease to Bazett of 7 acres in Sharks Valley, at £0 5s 0d an acre. The land was known as [...]ghams or Pledger's. The summary recorded that the lease was registered in Lease Book A, but the space for the page number was left blank. The entry was signed by Britannicus Alexander Wright, the secretary. A later hand recorded that the deed had been entered as number 69 in the New Register, signed by Thomas H. Brooke, secretary. **Interpretations** The summary placed the land in Sharks Valley, which the deed itself did not mention. Bazett's lease of 1780 included 2½ acres at the head of Sharks Valley. This new plot probably lay close by, joining the estate he had been building there for seven years. The land carried two names, both probably taken from earlier holders. Ground on the island was remembered by the people who had once worked it, and a plot that passed through several hands could be known by more than one name. For the second time in a row, the secretary left the page number in Lease Book A blank. Goodwin's lease of October 1786 had the same gap. By 1786 and 1787

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			the secretary was evidently signing the summaries before the leases were copied into the book, and the page numbers were never added. The New Register entries made later by Brooke were therefore the only reliable cross-reference for these deeds.
34	31	Island St. Helena The Lords Proprietors of this Island the Honorable the United Company of Merchants of England trading to the East Indies Do hereby Demise, Grant, Lease and to farm Let unto Matthew Bazett Esqr. of the Island aforesaid of Council All those two pieces or parcels of Land containing eleven Acres, situate lying and being in the East Division of the said Island eight and an half thereof lying in Sharks Valley butting and bounding East West and South upon the Lands of him the said Matthew Bazett and North upon the Lands of Richard Mason the other two Acres and an half lying in pleasant Valley butting and bounding East upon the Lands of John DesFountain and North South and West upon the Lands of him the said Matthew Bazett To have and to hold the said hereby Demised parcels of Land with the appurtenances and every part and parcel thereof, unto him the said Matthew Bazett his Heirs Executors Administrators and Assigns, from the day of the date hereof for and during all the space and term of twenty One Years from thence next ensuing Upon condition that he the said Matthew Bazett his Heirs or Allowed Assigns do always bear true Faith and Allegiance to our Sovereign Lord King George the Third his Heirs and Successors and true faith to them the said Honorable Company and their Successors and shall duly Obey all the Laws and Constitutions of the said Island Yielding and paying therefore Yearly and every Year during the said term and time of Twenty One Years unto the said Honble. Company their **Margin Notes:** Lease Number on Map Sharks Valley	The East India Company, as Lords Proprietors of St Helena, leased to Matthew Bazett, a member of the island's Council, two plots of land in the East Division, 11 acres in all. The first plot covered 8½ acres in Sharks Valley. Bazett's own land bounded it to the east, west and south, and Richard Mason's land to the north. The second plot covered 2½ acres in Pleasant Valley. John Desfontain's land bounded it to the east, and Bazett's own land lay on the other three sides. The lease gave Bazett the land and everything that went with it for 21 years from the date of the deed. The rights passed to his heirs, executors, administrators and assigns for the same term. Bazett, his heirs and any assigns the Company approved had to stay loyal to King George III and his successors and keep faith with the Company. They also had to obey all the island's laws and regulations. In return they were to pay the Company a yearly rent throughout the 21 years. **Interpretations** This lease matched the pattern of Bazett's first grant of November 1780, which gave him one plot at the head of Sharks Valley and another in Pleasant Valley. Seven years later he took more land in the same two places. Each new plot was almost surrounded by ground he already held. Taken together with the 7 acres in Sharks Valley leased in August 1787, his holdings in these two valleys had grown well beyond the 4½ acres he first took. Bazett was building a single estate across the head of the two valleys, adding to it plot by plot. John Desfontain held land on the edge of Bazett's Pleasant Valley plot. In July 1814 a John De Fountain took over William Seale's two leases near James's Valley. The family was already settled on the land in the 1780s and was still adding to its holdings a generation later.
35	32	Successors Agents or Assigns the Rent of five shillings ℔ Acre in, at, or upon the Feast of St. Michael the Arch Angel Yearly And upon condition that he the said Matthew Bazett his Heirs Executors Administrators or Assigns do and shall well and sufficiently keep up and maintain the Fences to the said Lands and the full quantity of Wood thereon, and do not nor shall sell or dispose of this Lease or his or their Interest therein without the Leave and Consent of the Governor and Council for the time being In Witness whereof We the said Governor and Council have hereunto set Our Hands and Affixed the Honble. Company's Seal this 8th day of October in the Twenty seventh Year of the Reign of Our said Sovereign Lord George the Third by the Grace of God of great Britain France and Ireland King defender of the Faith and so forth and in the Year of Our Lord 1787 and he the said Matthew Bazett hath to the other part set his Hand and Seal the day and Year abovewritten - Rob. Brooke T. Robson M. Bazett Wm. Wrangham	Bazett was to pay the Company £0 5s 0d an acre each year on the feast of St Michael the Archangel. He and those who came after him had to keep the fences round the land in good repair and keep the full stock of trees growing on it. They could not sell or hand on the lease, or any share in it, without the permission of the Governor and Council in office at the time. The Governor and Council signed the deed and fixed the Company's seal to it on 8 October 1787, in the 27th year of George III's reign. The signatories were Governor Robert Brooke, [...] Robson, Matthew Bazett and William Wrangham. Bazett signed and sealed his own copy as tenant on the same day. **Interpretations** Bazett received two leases within seven weeks of Governor Brooke's arrival: 7 acres on 20 August 1787 and 11 acres on 8 October. Under Corneille his only grant in the register dated from 1780, before Corneille became governor. The new board, with a fresh governor and Robson newly seated, may have been dealing with requests that had built up, or Bazett may have seized the moment of the change to press his claims. Either way, the senior councillor more than quadrupled his leased land in the head of Sharks Valley and Pleasant Valley within a few weeks, and signed both grants himself.
36	33	Blank page	
37	34	St. Helena 8th Octob. 1787 Lease to Mattw. Bazett Esqr. for 11 Acres Land lying in the East Division	This summary belonged to the deed on the pages immediately before it: Matthew Bazett's lease of 11 acres in Sharks Valley and Pleasant Valley, sealed on 8

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		8½ Acres @ 5 ℔ Acre & 2½ [...] Acres @ 5/ ℔ Acre - Registered in Lease Book A Page (166) B. Wright Secy. - 8½ Acres Alarm Hill 9 D 2½ do. lower part I Leeches 9 W Entered No. 65 New Register Thos. H. Brooke Sec.	October 1787 and signed by Governor Robert Brooke, [...] Robson, Matthew Bazett and William Wrangham. A summary written on the outside of that deed was dated at St Helena on 8 October 1787. It described the document as a lease to Bazett of 11 acres in the East Division of the island: 8½ acres at £0 5s 0d an acre and 2½ acres at the same rate. The lease was registered in Lease Book A at page 166, and the entry was signed by Britannicus Alexander Wright, the secretary. A further note named the plots. The 8½ acres lay at Alarm Hill, marked "9D". The 2½ acres were the lower part of I. Leech's land, marked "9W". A later hand recorded that the deed had been entered as number 65 in the New Register, signed by Thomas H. Brooke, secretary. A faint pencilled word at the foot could not be read [...]. **Interpretations** The 2½ acres in Pleasant Valley were the lower part of Isaac Leech's former land. In Bazett's first lease of November 1780, the 2 acres in the same valley were described as the upper part of Isaac Leech's land. Seven years later Bazett took the lower part as well. A holding once worked by a single tenant had come back to the Company and been let again in two pieces, and both had ended up with Bazett. The summaries' references to earlier holders let the secretary trace how the island's land changed hands. Brooke entered this lease as number 65 in the New Register and Bazett's lease of 1780 as number 66. Although the two deeds were granted seven years apart, the later register placed them side by side. When Brooke compiled the New Register, he probably grouped each landholder's deeds together, or arranged them by place, so that all of Bazett's leases at the head of Sharks Valley and Pleasant Valley could be found in one run. Alarm Hill took its name from the signal post where a gun was fired to warn the garrison when ships appeared off the island. Bazett's 8½ acres in Sharks Valley lay on ground known by that landmark.
38	35	Island St. Helena The Lords Proprietors of this Island the Honorable the United Company of Merchants of England trading to the East Indies do hereby Demise Grant Lease and to farm Let unto Matthew Bazett Esqr. of the Island aforesaid of Council All that piece or parcel of Land containing fifteen Acres and an half situate lying and being in the East Division of the said Island, butting and bounding North partly upon the Companys waste Land and partly upon the said Matthew Bazetts own Land East upon the Honble. Honble. Companys waste Land, West upon the Land of Richard Mason and South partly upon the Land of John Worrall and partly upon the Land of Thomas Burnham To have and to hold the said hereby Demised parcel of Land with the appurtenances and every part and parcel thereof, unto him the said Matthew Bazett his Heirs Executors Administrators and Assigns from the day of the date hereof for and during all the space and term of Twenty one Years, from thence next ensuing upon condition that he the said Matthew Bazett his Heirs or Allowed Assigns do always bear true Faith and Allegiance to Our Sovereign Lord King George the Third his Heirs and Successors and true faith to them the said Honorable Company and their Successors and shall duly Obey all the Laws and Constitutions of the said Island Yielding and paying therefore Yearly and every Year during the said term and time of Twenty One Years unto the said Honble. Company their Successors Agents or Assigns the Rent of Five shillings ℔ Acre for six Acres of the abovementioned Land and one Shilling ℔ Acre for the	Matthew Bazett, a member of the island's Council, received another lease from the East India Company as Lords Proprietors of St Helena. This one covered a single plot of 15½ acres in the East Division. To the north it ran partly against the Company's waste land and partly against Bazett's own land. The Company's waste land lay to the east and Richard Mason's land to the west. To the south it ran partly against John Worrall's land and partly against Thomas Burnham's. The lease gave Bazett the plot and everything that went with it for 21 years from the date of the deed. The rights passed to his heirs, executors, administrators and assigns for the same term. Bazett, his heirs and any assigns the Company approved had to stay loyal to King George III and his successors and keep faith with the Company. They also had to obey all the island's laws and regulations. Each year of the term they were to pay the Company £0 5s 0d an acre for 6 of the acres and £0 1s 0d an acre for the rest. **Interpretations** This plot lay beside the 7 acres Bazett leased in August 1787, which also had Richard Mason and John Worrall as neighbours. It brought his estate right up to the edge of the Company's waste land on two sides. The Company charged the full rate on only 6 acres and the lowest rate on the remaining 9½. As with Robinson on the Tobacco Plain and Seale in the South Division, the rough ground bordering the waste was let cheaply to bring it into use. Even a senior councillor taking land for himself paid the reduced rate on waste-edge ground, so the Company applied its rates by the quality of the land, not by the standing of the tenant. Thomas Burnham held the land to the south. He was one of the heirs to Captain John Burnham's estate,

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		remaining **Margin Notes:** Number on Map	whose shares the Council paid out in 1781 and later. His holding here shows that Burnham's family was established on the island's farmland as well as among the claimants to that estate.
39	36	remaining nine and an half Acres in, at, or upon the Feast of St. Michael the Arch Angel Yearly And upon condition that he the said Matthew Bazett his Heirs Executors Administrators or Assigns do and shall well and sufficiently keep up and maintain the Fences to the said Land and the full quantity of Wood thereon, and do not nor shall sell or dispose of this Lease or his or their Interest therein without the leave and Consent of the Governor and Council for the time being In Witness whereof We the said Governor and Council have hereunto set Our Hands and affixed the Honble. Company's Seal this 8th day of October in the Twenty seventh Year of the Reign of Our Sovereign Lord George the Third by the grace of God of great Britain France and Ireland King Defender of the Faith and so forth and in the Year of Our Lord 1787. and he the said Matthew Bazett hath to the other part set his Hand and Seal the day and Year above written - Rob. Brooke T. Robson M. Bazett Wm. Wrangham	The £0 1s 0d an acre covered the remaining 9½ acres. Both sums fell due each year on the feast of St Michael the Archangel. Bazett and those who came after him had to keep the fences round the land in good repair and keep the full stock of trees growing on it. They could not sell or hand on the lease, or any share in it, without the permission of the Governor and Council in office at the time. The Governor and Council signed the deed and fixed the Company's seal to it on 8 October 1787, in the 27th year of George III's reign. The signatories were Governor Robert Brooke, [...] Robson, Matthew Bazett and William Wrangham. Bazett signed and sealed his own copy as tenant on the same day. **Interpretations** This lease was sealed on the same day as Bazett's lease of 11 acres in Sharks Valley and Pleasant Valley. On 8 October 1787 he therefore received 26½ acres in two deeds, on top of the 7 acres granted on 20 August. In seven weeks under the new governor, Bazett took 33½ acres of Company land, more than seven times the 4½ acres of his first lease in 1780. He signed every one of these grants as a member of the Council making them. Governor Brooke and Robson were new to the island's affairs and may have relied on the senior councillors for local knowledge, which left Bazett well placed to have his own requests approved.
40	37	Blank page	
41	38	St. Helena 8 Octob. 1787 No. 6[8] Lease to Matthew Bazett Esqr. for 15½ Acres, six Acres thereof at 5/ ℔ Acre and 9½ Acres at 1/ ℔ Acre - part of [...] Ridge Registered in Lease Book A Page (165) B. Wright Secy. Entered No. 6[8] New Reg. Thos. H. Brooke Sec.	This summary belonged to the deed on the pages immediately before it: Matthew Bazett's lease of 15½ acres in the East Division, sealed on 8 October 1787 and signed by Governor Robert Brooke, [...] Robson, Matthew Bazett and William Wrangham. A summary written on the outside of that deed was dated at St Helena on 8 October 1787 and numbered 68. It described the document as a lease to Bazett of 15½ acres. Six of the acres were let at £0 5s 0d an acre and the remaining 9½ at £0 1s 0d an acre. The land was described as part of [...] Ridge. The lease was registered in Lease Book A at page 165, and the entry was signed by Britannicus Alexander Wright, the secretary. A later hand recorded that the deed had been entered as number 68 in the New Register, signed by Thomas H. Brooke, secretary. A faint pencilled note beside the summary could not be read [...]. **Interpretations** The two leases Bazett received on 8 October 1787 were copied onto facing pages of Lease Book A: this one at page 165 and the 11-acre lease at page 166. The secretary entered them together on the day they were granted. In Brooke's New Register they were separated, the 11 acres at number 65 and this lease at number 68. Brooke's arrangement therefore did not simply follow the order of the old lease book. It probably followed the location of the land, placing the Sharks Valley and Pleasant Valley plots beside Bazett's lease of 1780, and this larger ground on the ridge a little apart.
42	39	Island St. Helena The Lords Proprietors of this Island the Honorable the United Company of Merchants of England trading to the East Indies Do hereby demise Grant Lease and to Farm Let unto Stephen Young of the said Island Planter All that piece or parcel of Land containing three Acres situate lying being in the East Division of the said Island, butting and bounding North upon the Honorable Company's waste Land, East upon the Lands of David Kay and South and	The East India Company, as Lords Proprietors of St Helena, leased to Stephen Young, a planter on the island, a plot of 3 acres in the East Division. The Company's waste land bounded it to the north and David Kay's land to the east. Young's own land lay to the south and west. The lease gave Young the plot and everything that went with it for 21 years from the date of the deed. The rights passed to his heirs, executors, administrators and assigns for the same term. Young, his heirs and any assigns the Company approved had to stay loyal to King George III and his successors and keep faith with the Company. They also

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		West upon the Lands of him the said Stephen Young To have and to hold the said hereby demised parcel of Land with the appurtenances and every part and parcel thereof unto him the said Stephen Young his Heirs Executors Administrators and Assigns from the day of the date hereof for and during all the space and term of Twenty One Years from thence next ensuing upon condition that he the said Stephen Young his Heirs or Allowed Assigns do always bear true Faith and Allegiance to our Sovereign Lord King George the Third his Heirs and Successors and true faith to them the said Honorable Company and their Successors and shall duly Obey all the Laws and Constitutions of the said Island Yielding and paying therefore Yearly and every Year during the said term and time of twenty one Years, unto the said Honorable Compy. their Successors Agents or Assigns the Rent of One Shilling ℔ Acre, in, at, or upon the Feast of St. Michael the Arch Angel Yearly and upon condition that he the said Stephen Young his Heirs Executors Administrators or Assigns do and shall well and sufficiently keep up and maintain the Fences to the said Land and the full quantity **Margin Notes:** Lease Number on Map	had to obey all the island's laws and regulations. Each year of the term they were to pay the Company £0 1s 0d an acre on the feast of St Michael the Archangel. They also had to keep the fences round the land in good repair and keep the full stock of trees growing on it. **Interpretations** Young was pushing his farm outwards from the land he already held towards the Company's waste. His leases of May 1785 gave him 15¾ acres near the head of James's Valley at mostly full rents. This small plot on the edge of the waste came at the lowest rate, £0 1s 0d an acre, the same rate charged for waste-edge ground to Seale and to Bazett. Bit by bit, cheap grants like this one turned the margins of the waste into farmland. David Kay held the land to the east. He was the surgeon's assistant whom the Council appointed acting island surgeon in April 1785, when Thomas Stroud left on sick leave. Like the councillors and garrison officers, the island's medical men held farmland alongside their posts.
43	40	quantity of Wood thereon, and do not, nor shall sell or dispose of this Lease, or his or their Interest therein without the leave and Consent of the Governor and Council for the time being, In Witness whereof We the said Governor Council have hereunto set our Hands and Affixed the Honble. Companys Seal this 19 Day November in the Twenty Eighth Year of the Reign of our Sovereign Lord George the Third by the Grace of God of Great Britain France and Ireland King defender of the Faith and so forth and in the Year of Our Lord 1787 and He the said Stephen Young hath to the other part set his Hand and Seal the day and Year abovewritten - Rob. Brooke T. Robson M. Bazett Wm. Wrangham	Young and those who came after him had to keep the full stock of trees growing on the land. They could not sell or hand on the lease, or any share in it, without the permission of the Governor and Council in office at the time. The Governor and Council signed the deed and fixed the Company's seal to it on 19 November 1787, in the 28th year of George III's reign. The signatories were Governor Robert Brooke, [...] Robson, Matthew Bazett and William Wrangham. Young signed and sealed his own copy as tenant on the same day.
44	41	Island St. Helena ss. Know all Men by these Presents that I William Seale Senr. of the said Island for and in consideration of the Sum of Five Shillings to me in hand paid by John DeFountain also of the said Island, Pursuant to liberty given me by the Governor and Council as ℔ Consultation of the 20th June, 1814 Have and by these Presents do assign Transfer Set over and deliver unto the said John DeFountain, his Heirs, Executors, Administrators and Assigns all my Right, Title, Claims and Interest to and in the within mentioned Lease for Three Acres of Land in the East Division of the said Island with all the Appurtenances thereunto belonging, on the terms and Conditions of the said Lease.	William Seale senior also transferred to John De Fountain the lease written on the facing pages: Stephen Young's lease of 3 acres in the East Division, sealed on 19 November 1787. De Fountain paid Seale £0 5s 0d for it. The Governor and Council had given Seale leave to make the transfer at their meeting of 20 June 1814. From then on, De Fountain, his heirs, executors, administrators and assigns held all Seale's rights and claims under the lease, together with everything that went with the land, on the lease's original terms. Seale signed and sealed the transfer on 1 July 1814. G. Blenkins and G. Lambe witnessed it. **Interpretations** This was the third of Stephen Young's leases that Seale passed to De Fountain on 1 July 1814, after the 6¾ acres and the 9 acres granted in May 1785. Together the three covered 18¾ acres near the head of James's Valley, the whole farm Young had put together from the Company's grants between 1785 and 1787. Seale had evidently acquired all of it from Young, and he handed it on complete. The Council's single consent of 20 June 1814 covered all three transfers, but each

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		In Witness whereof I have hereunto set my Hand and Seal this 1st day of July in the Year 1814. Signed Sealed and delivered Wm. Seale Sr. in the Presence of us G. Blenkins G. Lambe	lease still needed its own deed, written on the lease it concerned. The 3-acre plot on the edge of the waste, the cheapest of the three at £0 1s 0d an acre, went with the rest. The buyer was taking over a working farm as a whole, not choosing among its parts.
45	42	St. Helena 19 Novr. 1787 No. 45 Lease to Mr. Stepn. Young for 3 Acres Land @ 1/ ℔ Acre Vaughns Registered in Book A Page 70 B. Wright Secy. Entered No. 45 New Reg. Thos. H. Brooke Sec. 1 W. S.	This summary belonged to the deed on the pages immediately before it: Stephen Young's lease of 3 acres in the East Division, sealed on 19 November 1787 and signed by Governor Robert Brooke, [...] Robson, Matthew Bazett and William Wrangham. A summary written on the outside of that deed was dated at St Helena on 19 November 1787 and numbered 45. It described the document as a lease to Mr Stephen Young of 3 acres of land called Naughtins, at £0 1s 0d an acre. The lease was registered in Book A at page 70, and the entry was signed by Britannicus Alexander Wright, the secretary. A later hand recorded that the deed had been entered as number 45 in the New Register, signed by Thomas H. Brooke, secretary. Below this stood the note "1 W.S.". **Interpretations** The mark "1 W.S." completed the series found on Young's other two leases. The 3 acres carried "1 W.S.", the 6¾ acres "2 W.S." and the 9 acres "3 W.S.". These were the three deeds William Seale held and passed to John De Fountain on 1 July 1814, numbered in a single run for that transfer. The three plots all carried the name Naughtins, so Young's whole farm had been built up out of one named stretch of ground near the head of James's Valley. Brooke's New Register numbered the three leases 43, 44 and 45 in a continuous run, although the Company granted them two and a half years apart. In Lease Book A they lay far apart, at pages 228, 229 and 70. The New Register brought each holding's deeds together, so that a whole farm could be traced in one place, however scattered its grants had been in the older book.
46	43	Island St. Helena The Lords Proprietors of this Island the Honorable the United Company of Merchants of England trading to the East Indies do hereby Demise, Grant, Lease and to farm Let unto Richard Knipe of the said Island Lieutenant All that piece or parcel of Land containing Six Acres situate lying and being in the West Division of the said Island and known by the Name of the Tobacco Plains butting and bounding on all sides on the Honble. Companys waste Land To have and to hold the said hereby Demised parcel of Land with the appurtenances and every part and parcel thereof unto him the said Richard Knipe his Heirs Executors Administrators and Assigns from the day of the date hereof for and during all the space and term of twenty one Years from thence next ensuing upon condition that he said Richard Knipe his Heirs or Allowed Assigns do always bear true faith and Allegiance to Our Sovereign Lord George the Third His Heirs and Successors and true faith to them the said Honorable Company and their Successors and shall duly obey all the Laws and constitutions of the said Island Yielding and paying therefore Yearly and every Year during the said term and time of Twenty One Years unto the said Honorable Company their Successors Agents or Assigns the Rent of Two	The East India Company, as Lords Proprietors of St Helena, leased to Lieutenant Richard Knipe of the island a plot of 6 acres in the West Division known as the Tobacco Plains. The Company's waste land surrounded it on every side. The lease gave Knipe the plot and everything that went with it for 21 years from the date of the deed. The rights passed to his heirs, executors, administrators and assigns for the same term. Knipe, his heirs and any assigns the Company approved had to stay loyal to King George III and his successors and keep faith with the Company. They also had to obey all the island's laws and regulations. Each year of the term they were to pay the Company £0 2s 0d an acre for 2½ of the acres and £0 1s 6d an acre for the other 3½. Both sums fell due on the feast of St Michael the Archangel. Knipe and those who came after him had to keep the fences round the land in good repair and keep the full stock of trees growing on it. They could not sell or hand on the lease, or any share in it, without the permission of the Governor and Council in office at the time. The Governor and Council signed the deed and fixed the Company's seal to it on 7 January 1788, in the 28th year of George III's reign. The signatories were Governor Robert Brooke, [...] Robson, Matthew Bazett and William Wrangham. Knipe signed and sealed his own copy as tenant on the same day. **Interpretations** Every other lease in the register so far joined land the tenant already held or lay among neighbours' holdings. This plot stood alone, an island of 6 acres surrounded entirely by the Company's waste. Knipe was starting a holding from nothing, not enlarging an existing farm. The rents reflected this. Even the better

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		shillings ℔ Acre for two and an half Acres thereof and One shilling and Six pence ℔ Acre for the other three and an half Acres, in, at or upon the Feast of St. Michael the Arch Angel Yearly and upon condition that he the said Richard Knipe his Heirs Executors Administrators or Assigns do and shall well and sufficiently keep up and maintain the Fences to the said Land and the full quantity of Wood thereon, and do not nor shall sell or dispose of this Lease or his or their Interest therein without the leave and consent of the Governor and Council for the time being In Witness whereof We the said Governor and Council have hereunto set Our Hands and Affixed the Honble. Companys Seal this 7 day of January in the Twenty eighth Year of the Reign of our said Sovereign Lord George the Third, by the grace of God of great Britain France and Ireland King defender of the Faith and so forth and in the Year of Our Lord 1788 and he the said Richard Knipe hath to the other part set his Hand and Seal the day and Year above written Rob. Brooke T. Robson M. Bazett Wm. Wrangham **Margin Notes:** Number on Map Tobacco Plain	part went at only £0 2s 0d an acre, and the rest at £0 1s 6d, well below the full rate of £0 5s 0d. Ground cut off from roads, water and neighbours had little value until someone fenced and worked it. John Robinson's lease of 1782 had also included 5 acres called the Tobacco Plain, but that land lay in the East Division. The name appeared in both parts of the island. It probably marked open ground cleared at some earlier date for the Company's attempts to grow tobacco, in more than one place, and later abandoned to the waste.
47	44	Island St. Helena Know all Men by these Presents that I Richard Knipe of this Island Lieutenant for and in Consideration of the Sum of One hundred pounds of good and Current Money of the said Island to me in Hand paid by Robert Hayes of the said Island Planter [...] by these Presents do Assign Transfer [...] Robert Hayes his Heirs Executors and Assigns, all my Right Title, Claim and Interest of in and to the within mentioned premises and every part thereof to have and to hold unto the said Robert Hayes, his heirs, executors, administrators and Assigns upon the Conditions within mentioned pursuant to liberty given me for so doing this day by the Worshipful the Governor and Council. In Witness whereof I the said Richard Knipe have hereunto set my hand and seal this Tenth day of November 1794 Signed Sealed and Richd. Knipe Delivered in presence of John Seale Senr. Chas. Kelly **Margin Notes:** Mr. Wm. [...] Jn. Kay J. [...] for Edmond Howse [...] 110 110 @ 6 ℔ Cent	Richard Knipe's lease of 6 acres in the West Division, known as the Tobacco Plains and sealed on 7 January 1788, was later transferred by him to Robert Hayes. The transfer was written on the lease itself. Knipe, a lieutenant on the island, sold Hayes all his rights and claims under the lease, together with every part of the land. Hayes, a planter on the island, paid him £100 0s 0d in the island's current money. From then on Hayes, his heirs, executors, administrators and assigns held the land on the conditions set out in the lease. The Governor and Council had given Knipe leave to make the transfer on the same day. Knipe signed and sealed the transfer on 10 November 1794. John Seale senior and Charles [...] witnessed it. Some faint pencilled notes below the witnesses named Matthew Bazett [...], John Hay[...] and J. Clarke, acting for Edmund Howse. A further pencilled line read "116 at 6 per cent". **Interpretations** Hayes paid £100 0s 0d for a 21-year lease of 6 acres, which the Company let at no more than £0 2s 0d an acre a year. The transfers of 1814 named only a token £0 5s 0d, which hid what was really paid. This deed records the real price. In 1788 the plot was raw ground cut off by waste land. Within six years Knipe had evidently fenced it and brought it into use. The Company still owned the land, but a tenant who improved it could sell the remaining years of his lease for a large sum. Improvements made under a lease were themselves worth money on the island. The Council's consent was given on the same day as the sale, so the application and the deed were dealt with together. The pencilled "116 at 6 per cent" was probably a later note of a loan or debt secured on the lease, perhaps the £100 0s 0d price with interest. If so, the lease was being used as security for borrowing, not just as a right to farm the ground.

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48	45	Island St. Helena Know all Men by these Presents that I Robert Hayes of this Island Lease holder, for and in Consideration of the Sum of Two Hundred pounds of good and Current Money of the said Island to me in Hand paid by Martin Alexr. Harper, Planter, of the said Island, Have and by these Presents do Assign Transfer and Set over unto the said Martin Alexr. Harper his Heirs Executors and Assigns, all my Right, Title, Claim and Interest of in and to the within Mentioned premises and every part thereof to Have and to Hold unto the said Martin Alexr. Harper, his Heirs, Executors, Administrators and Assigns upon the Conditions within Mentioned, Pursuant to Liberty given me for so doing this Day by the Worshipful the Governor and Council. In Witness whereof I the said Robert Hayes have hereunto Set my hand and Seal this Twenty Eighth day of April 1798 - Robt. Hayes Signed Sealed and Delivered in presence of us John Kay Richd. D. Isaacke Island St. Helena Know all Men by these Presents that We Jno. Alexander Senr. & Jno. Robinson of this Island Free holders and Attorneys for Martin Alexander Harper for and in Consideration of the Sum of One Hundred and fifty pounds of good and Current Money of this said Island to us in Hand paid by Edman Howse, House holder of the said Island, Have and by these Presents do Assign Transfer and Set over unto the said Edman Howse his Heirs Executors and Assigns, all our Right Title and Claim and Interest, as Attorneys of, of in and to the within mentioned Premises and every part thereof to Have and to Hold unto the said Edman Howse his Heirs Executors, Administrators and Assigns upon the Conditions within Mentioned Pursuant to Liberty given us for so doing this Day by the Worshipful the Governor and Council, In Witness whereof we the said Jno. Alexander Senr. and John Robinson, Attorneys for Martain Alexander Harper, have hereunto Set our hand and Seal this first day of May 1799. - Jno. Alexander Sr. Signed Sealed and Delivered in presence of us. - John Robinson Thos. Cole Senr. Thos. Cole Junr.	Two more transfers of Richard Knipe's lease of 6 acres at the Tobacco Plains, sealed on 7 January 1788, were written on the same lease below Knipe's own sale to Robert Hayes. In the first, Robert Hayes, now described as a leaseholder on the island, sold all his rights and claims under the lease, with every part of the land, to Martin Alexander Harper, a planter on the island. Harper paid him £200 0s 0d in the island's current money. From then on Harper, his heirs, executors, administrators and assigns held the land on the lease's conditions. The Governor and Council gave Hayes leave to make the sale on the same day. Hayes signed and sealed the transfer on 28 April 1798. John Lee and Richard Isaacke witnessed it. In the second, James Alexander senior and John Robinson, both freeholders on the island, sold the lease on behalf of Martin Alexander Harper as his attorneys. The buyer was Edmund Howse, a householder on the island, who paid £150 0s 0d in the island's current money. Howse, his heirs, executors, administrators and assigns then held all the rights and claims Harper had held, on the lease's conditions. The Governor and Council gave the attorneys leave on the same day. Alexander and Robinson signed and sealed the transfer on 1 May 1799. Thomas Cole senior and Thomas Cole junior witnessed it. **Interpretations** The prices on this one lease trace the value of the land over 11 years. Knipe took it from the Company in 1788 as raw ground surrounded by waste land. He sold it for £100 0s 0d in 1794. Hayes sold it for £200 0s 0d in 1798. A year later Harper's attorneys let it go for £150 0s 0d. Each owner was buying the remaining years of a 21-year lease, so the time left fell with every sale. Even so, the price doubled between 1794 and 1798, which suggests that Hayes improved the land or that demand for farmland near the waste was rising. The drop in 1799 probably reflected both the shorter time remaining and a hurried sale by attorneys acting for an absent owner. Harper did not sell in person. Two attorneys acted for him, and that was probably the reason for the lower price. An owner who had left the island, or was about to, needed someone on the spot to deal with the Council and the buyer. Attorneys could not wait for the best offer when their principal had gone. The earlier pencilled note naming J. Clarke as acting for Edmund Howse shows that Howse himself later used an agent to deal with the lease. Alexander and Robinson were described as freeholders, not leaseholders. On an island where the Company owned nearly all the land, this was a mark of standing. A few settlers held their ground outright under old grants. Robinson was probably the carpenter John Robinson who leased the Tobacco Plain in the East Division in 1782, and who by 1799 had a firmer hold on land than a 21-year lease gave.
49	46	No. 1[...] 7 January 1788 Lease to Lieut. Richard Knipe for 6 Acres Land at the Tobacco Plain 2½ Acres @ 2/ ℔ Acre & 3½ Acres at 1/6 ℔ Acre Registered in Lease Book A Page 196 - B. Wright Secy. Entered No. 1[...] New Reg. Thos. H. Brooke Sec. **Margin Notes:** [...]	This summary belonged to Richard Knipe's lease of 6 acres at the Tobacco Plains in the West Division, sealed on 7 January 1788 and signed by Governor Robert Brooke, [...] Robson, Matthew Bazett and William Wrangham. The later transfers to Robert Hayes, Martin Alexander Harper and Edmund Howse were written on the same lease. A summary written on the outside of that deed was dated 7 January 1788 and numbered 199. It described the document as a lease to Lieutenant Richard Knipe of 6 acres at the Tobacco Plains: 2½ acres at £0 2s 0d an acre and 3½ acres at £0 1s 6d an acre. The lease was registered in Lease Book A at page 196, and the entry was signed by Britannicus Alexander Wright, the secretary. A later hand recorded that the deed had been entered as number 199 in the New

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			Register, signed by Thomas H. Brooke, secretary. A faint pencilled note on the left of the summary could not be read [...]. **Interpretations** Knipe's lease came straight after Richard Goodwin's lease of October 1786 in the New Register, which was numbered 198. Both lay in the West Division. This supports the earlier impression that Brooke's numbers in the high hundreds belonged to a separate run for the West Division. Leases on that side of the island were grouped together, apart from the East Division grants numbered in the 40s and 60s.
50	47	Island St. Helena The Lords Proprietors of this Island the Honble. the United Company of Merchants of England trading to the East Indies. Do hereby demise Grant Lease and to Farm Let unto John Seale Senr. Planter All that piece or parcel of Land containing Eight Acres situate lying and being in Deep Valley, butting and bounding North upon the Honble. Company's Waste Lands West upon the Lands of Francis Seale, South and East upon the said John Seales own Land To have and to hold the said hereby demised parcel of Land with the Appurtenances and every part and parcel thereof, unto him the said John Seale Senr. his Heirs, Executors, Administrators and Assigns from the day of the date hereof for and during all the space and term of twenty one Years from thence next Ensuing Upon Condition that he the said John Seale Senr. his Heirs or allowed Assigns do always bear true faith and Allegiance to Our Sovereign Lord King George the Third his Heirs and Successors, and true faith to them the said Honble. Company and their Successors, and shall duly obey all the Laws and Constitutions of the said Island. Yielding and paying therefore Yearly and every Year during the said term and time of twenty one Years unto the said Honble. Company their Successors, Agents or Assigns the Rent of five shillings ℔ Acre in at or upon the Feast of St. Michael the Arch Angel Yearly And upon Condition that he the said John Seale his Heirs Executors, Administrators or Assigns, do and shall well and sufficiently keep up and maintain the Fence to the said Land, and the full quantity of Wood thereon **Margin Notes:** L. E. & Seall Deep Valley	The East India Company, as Lords Proprietors of St Helena, leased to John Seale senior, a planter on the island, a plot of 8 acres in Deep Valley. The Company's waste land bounded it to the north and Francis Seale's land to the west. John Seale's own land lay to the south and east. The lease gave Seale the plot and everything that went with it for 21 years from the date of the deed. The rights passed to his heirs, executors, administrators and assigns for the same term. Seale, his heirs and any assigns the Company approved had to stay loyal to King George III and his successors and keep faith with the Company. They also had to obey all the island's laws and regulations. Each year of the term they were to pay the Company £0 5s 0d an acre on the feast of St Michael the Archangel. They also had to keep the fences round the land in good repair and keep the full stock of trees growing on it. **Interpretations** The Seale family held the land on two sides of this plot. John Seale senior had his own ground to the south and east, and Francis Seale, granted 40 acres in the South Division in January 1786, held the land to the west. The new lease filled the gap between two Seale holdings, leaving only the Company's waste to the north. Like the Bazetts in Sharks Valley and the Youngs near James's Valley, the Seales were joining separate grants into one continuous block of family land. John Seale senior was also the man who witnessed Richard Knipe's sale to Robert Hayes in November 1794. The plot bordered the waste, yet it carried the full rate of £0 5s 0d an acre. Deep Valley was probably sheltered, well-watered ground. Unlike the exposed plains and ridges let cheaply to Robinson, Knipe and Francis Seale, it was worth the highest rent from the start.
51	48	and do not nor shall sell or dispose of this Lease, or his or their Interest therein without the leave and Consent of the Governor and Council for the time being. In Witness whereof We the said Governor and Council have hereunto set Our Hands and affixed the Honorable Companys Seale this 29th day of September in the Twenty Eighth Year of the Reign of Our said Sovereign Lord George the Third by the Grace of God of Great Britain France and Ireland King, Defender of the Faith and so forth, And in the Year of Our Lord 1788 And the said John Seale Senr. hath to the other part set his Hand and Seal the day and Year abovewritten - Rob. Brooke T. Robson	John Seale senior and those who came after him could not sell or hand on the lease, or any share in it, without the permission of the Governor and Council in office at the time. The Governor and Council signed the deed and fixed the Company's seal to it on 29 September 1788, in the 28th year of George III's reign. The signatories were Governor Robert Brooke, [...] Robson and Matthew Bazett. Seale signed and sealed his own copy as tenant on the same day. **Interpretations** The lease was sealed on 29 September, the feast of St Michael the Archangel, the very day on which every lease in the register fixed the yearly rent. A tenant whose term began on that day owed his first rent

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		M. Bazett	exactly a year later, after a full season on the land. A lease sealed some months before Michaelmas would have brought a part-year's rent due within weeks. Starting the term on the rent day kept the Company's accounts simple and gave the tenant a full year to fence and plant before paying anything.
52	49	Island St. Helena Know all Men by these Presents that We James Colgrave and George Alexander of this Island Executors to the Estate of Orlando Bagley of the same Place for and in Consideration of the Sum of [...] Hundred and fifty Pounds of good and Current Money of the said Island, to us in Hand paid by John Seale Senr. of the said Island Planter Have by Virtue of Leave ob tained from the Governor and Council for so doing assigned Sold Assigned and set over unto the said John Seale Senr. his Heirs, Executors, Administrators and Assigns All our Right, Title and Interest (on Behalf of the said Estate) to the with in mentioned Premises and every part and Parcel thereof with every Appurtenance thereunto belonging To Have and To Hold the same unto the said John Seale Senr. his Heirs Executors Administrators and Assigns from the Day of the Date hereof for and during all the Rest, Residue and Remainder of the Time [...] in the within Lease Subject to the Covenants, Articles and Conditions therein contained - In Witness whereof We the said James Colgrave and George Alexander have here unto set our Hands and Seals this First Day of April - in the Year of our Lord One thousand Seven Hundred and ninety Two - Signed Sealed and delivered John Seale Senr. In Presence of Aaron Lambe Frederick Young This Lease Butts & Bounds East, West - North & South on the Lands of Maj. F. Seale	A further deed was written on John Seale senior's lease of 8 acres in Deep Valley, sealed on 29 September 1788. In it, James Colgrave and George Alexander of the island, acting as executors of the estate of Orlando [...], sold the lease to John Seale senior, a planter on the island. Seale paid them £[...]150 0s 0d in the island's current money. The Governor and Council had given the executors leave to make the sale. Seale, his heirs, executors, administrators and assigns then held all the rights the estate had held in the land, with everything that went with it, for the rest of the lease's term and on its original conditions. The deed was dated 1 April 1792. John Seale senior signed and sealed it. Aaron Lambe and Frederick Young witnessed it. A note in a later hand recorded that the land in this lease was by then bounded on the east, west, north and south by land belonging to Major Francis Seale. **Interpretations** Seale bought back a lease that had first been granted to him. Between 1788 and 1792 he must have sold or transferred it to Orlando [...]. When that holder died, his executors had to turn the estate into money for his heirs or creditors. A lease with years still to run was a saleable asset, so they put it up for sale. Seale, who held the land around it, was the natural buyer. This shows the 21-year lease working as property in the full sense: it could be sold, inherited, administered by executors after a death and bought back, always with the Council's consent. When the Company granted the lease in 1788, the 8 acres touched the Company's waste land to the north, Francis Seale's land to the west and John Seale's own land to the south and east. The later note shows that every one of those boundaries had become Francis Seale's land. In the meantime he had risen from lieutenant to major and had taken over both the waste to the north and John Seale's neighbouring ground. The Deep Valley plot was now an island inside his estate. Holding land on all four sides, he was the obvious next holder of the lease. The "11 F.S." mark on his South Division lease of 1786 suggested at least 11 holdings. This note confirms that he went on to gather the family's scattered grants into one large estate.
53	50	2/ No. 50 Lease to John Seale Senr. for 8 Acres of Land lying in Deep Valley at 5/ ℔ Acre dated this 29th September 1788 Registered in Book A Page 219 B. Wright Secy. 12 - F. S. Entered No. 50 in New Register Thos. H. Brooke Sec. Deep Valley F. S. Island St. Helena Know all Men by these presence That we John Alexander Senr. and Fredrick Alexander Executors, to the late George Alexander Sr. deceased for and in consideration of the Sum of five Shillings, to us in hand paid, by Major Francies Seale, of this said Island, pursuant, to liberty granted	This summary and the transfer below it both belonged to John Seale senior's lease of 8 acres in Deep Valley, sealed on 29 September 1788 and signed by Governor Robert Brooke, [...] Robson and Matthew Bazett. A summary written on the outside of that deed was numbered 50, with "2/" written beside the number. It described the document as a lease to John Seale senior of 8 acres in Deep Valley, at £0 5s 0d an acre, dated 29 September 1788. The lease was registered in Book A at page 219, and the entry was signed by Britannicus Alexander Wright, the secretary. Beneath this stood the mark "12 F.S.". A later hand recorded that the deed had been entered as number 50 in the New Register, signed by Thomas H. Brooke, secretary. A further note at the foot read "Deep Valley" and "F.S.". Below the summary, a further transfer of the same lease was written. John Alexander senior and Frederick Alexander, executors of the late George Alexander senior, sold the lease to Major Francis Seale of the island. Seale paid them £0 5s 0d. The Governor and Council had given leave for the transfer. Seale, his

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		have, and by these presents, do Assign, Transfer, set over, and deliver, unto unto the said Major Franc. Seale, his Heirs Executors, Administrators, and Assigns, all our Right, Title, Claime and Interest, as Executors and Trustees, as aforesaid, to and in the within mentioned 8 Acres of Lease hold Land lying in Deep Valley, with all the Appurten ances, thereunto belonging, on the terms and conditions, of the said Lease - In Witness whereof we have hereunto set our Hands, and Seals this fifteenth Day of February, one thousand eight hundred and six. - Signed Seal and delivered Jno. Alexander Senr. in the presence of us. - Ex. Wm. Greentree - Fredk. Alexander F. Ellis Junr. -	heirs, executors, administrators and assigns then held all the rights the executors had held, as executors and trustees, in the 8 acres of leased land in Deep Valley. They held it with everything that went with it, on the lease's original terms. The executors signed and sealed the transfer on 15 February 1806. William Greentree and F[...] junior witnessed it. **Interpretations** The chain of holders of this one lease can now be followed from start to finish. The Company granted it to John Seale senior in 1788. It passed to Orlando [...], whose executors, James Colgrave and George Alexander, sold it back to Seale in 1792. It then went to George Alexander himself. After his death his executors handed it to Major Francis Seale in 1806. The land was already surrounded on all sides by Francis Seale's estate, as the later note on the 1792 transfer recorded. His purchase completed that estate. The mark "12 F.S." places this lease as the twelfth in his series of deeds, one beyond the "11 F.S." on his South Division lease of 1786. The price had fallen to a token £0 5s 0d, after the £[...]150 0s 0d paid in 1792. By February 1806 the lease had only three and a half years left to run before it expired in September 1809. The executors also had little choice of buyer for a plot entirely enclosed by one man's land. Francis Seale was probably the only realistic purchaser, and the token sum may have hidden a settlement between the Alexander estate and the Seales.
54	51	To all to whom these presents shall come I Henry Powell of the Island of St. Helena Inn Holder send Greeting Whereas in and by One Deed pole, A bill of sale bearing Date the twenty ninth Day of June in the Year of our Lord One thousand seven hundred and Eighty eight, William Wrangham Esqr. (then of the Island St. Helena but now in England) Bargained and Sold unto me the said Henry Powell, All [...] the Dwelling House, Land, and appurtenances in the said Deed pole mentioned in consideration that I the said Henry Powell paid him the Sum of Six hundred Pounds, by Instalments as therein Mentioned Reference thereunto had will more fully appear And Whereas I the said Henry Powell having not been able to pay the said Money by such Instalments as in said Deed is Mentioned and only having paid, the sum of One hundred Pounds ten Shillings in part thereof, And there Now remaining to be paid, the Sum of forty Nine pounds ten shillings And the Attorneys of the said William Wrangham having called upon me for the Same Now know Ye that in Consideration of Security being given for the payment of four hundred and fifty Pounds by Edward Charles Smith Lieutenant in the Garrison of this Island to Robert Brooke Esqr. Francis Robson Esqr. William Webb Doveton Esqr. Robert Leech Esqr. John Doveton & James Ferguson Howse Esqrs. Attorneys to the said William Wrangham Esqr. and I myself having given Security for the Remainder of the said Sum of forty Nine Pounds ten shillings to the said Attorneys of the said William Wrangham Esqr. I the said Henry Powell have and by these presents, do hereby bargain Sell, assign, transfer, set over, alien, release and confirm unto the said Edward Charles Smith	Henry Powell, an innkeeper on St Helena, sold a house and land to Edward Charles Smith by a deed dated 11 May 1790. The deed set out how Powell had come to hold the property. On 29 June 1788 William Wrangham, then living on the island but now in England, sold Powell a house with its land and everything belonging to it. The price was £600 0s 0d, to be paid in instalments. Powell could not keep up the payments. He paid only £100 10s 0d, and a balance was still owing. Wrangham's attorneys on the island called on him to settle it. Edward Charles Smith, a lieutenant in the island's garrison, gave security for £450 0s 0d of the debt. Powell himself gave security for the remaining £49 10s 0d. Both securities were given to Wrangham's attorneys: Robert Brooke, Francis Robson, William Webber Doveton, Robert Leech, John Doveton and James [...]. In return Powell sold Smith the house, land and premises named in Wrangham's original bill of sale, with everything that went with them, and handed over that bill of sale as well. He gave up to Smith every right and claim he had in the property. Smith, his heirs and assigns were to hold it for ever. Powell undertook, for himself and his heirs, executors and administrators, to defend Smith's title against anyone who claimed it. He bound himself to Smith in a penalty of £900 0s 0d to keep these promises. Powell signed and sealed the deed on 11 May 1790. It was witnessed by Richard Goodwin senior and Henry [...]. A note at the signing recorded that no stamps could be had on the island. **Interpretations** Unlike the Company's leases, this was an outright sale of a house to be held for ever, not a grant for 21 years. Buildings and private property could change hands permanently on the island, even though the Company kept ownership of almost all the farmland. The house had already passed from Wrangham to Powell on credit, and Powell's failure to pay put the whole sale at risk. Wrangham's attorneys could have taken the house back. Instead they accepted a new owner, Smith, who guaranteed most of the debt, while Powell remained answerable for the small remainder.

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		All and singular the Dwelling House, Lands, and premises in the said Deed Pole mentioned Together with all the appurtenances thereunto, or to any part thereof belonging, together with the said Deed pole, or Bill of Sale And also all the Estate, Right, Title, Interest, Use, Trust, Possession [...] property, Claim, and Demand whatsoever of me the said Henry Powell of, in, to, or out of the same premises every or any part thereof To hold the same with the appurtenances unto the said Edward Charles Smith, his Heirs and Assigns for ever, And I the said Henry Powell do hereby for myself, my Heirs Executors and Administrators warrant and defend the said premises [...] by these presents against any person or persons claiming [...] the same And for the true performance of the above I the said Henry Powell do hereby bind myself my Heirs Executors &c. unto the said Edward Charles Smith his Executors, Administrators or Assigns, in the penal Sum of Nine hundred Pounds - In Witness hereof I have hereunto set my Hand and Seal this Eleventh day of May in the year of our Lord One thousand seven hundred and Ninety Henry Powell Signed Sealed & delivered (there no Stamps to be had) in the Presence of us Richd. Goodwin Senr. Henry Newe **Margin Notes:** Number on Map	Wrangham kept his money secured, Powell escaped a debt he could not pay, and Smith obtained the house without paying cash down. Wrangham's attorneys included Governor Robert Brooke and the councillor Francis Robson. The island's two most senior men were acting privately as agents for a former colleague who had gone home. Wrangham had sent large sums to London through bills of exchange in the years before he left. His island property was evidently being turned into money for him by the very men who now governed in his place. On an island this small, public office and private business were run by the same few people. The £900 0s 0d penalty was a common safeguard of the period. A seller bound himself to pay a large sum, here one and a half times the house's price, if his title failed. Smith's protection against any later claim from Wrangham's estate rested on Powell's bond. The note that no stamps could be had refers to the stamp duty that English law placed on deeds. Without the stamped paper the deed might not be accepted in an English court. Recording the shortage at the signing showed that the parties had not tried to avoid the duty, and so protected the deed's validity.
55	52	Island St. Helena The Lords Proprietors of this Island the Honorable the United Company of Merchants of England trading to the East Indies Do hereby Demise Grant Lease and to Farm Let unto Lieutenant Frances Seale of the said Island All that piece or parcel of Land containing Twelve & an half Acres situate lying and being in the East Division of the said Island butting and bounding South upon the Land of George Alexander Senr. East upon the said Frances Seale's own Land and North and West upon the Honorable Company's Waste Land To have and to hold the said hereby Demised piece or parcel of Land with the appurtenances and every part and parcel thereof unto him the said Frances Seale his Heirs Executors Administrators and Assigns from the day of the date hereof for and during all the space and term of Twenty one Years from thence next ensuing Upon Condition that he the said Frances Seale his Heirs or allowed Assigns Do always bear true Faith and Allegiance to our Sovereign Lord King George the Third his Heirs and Successors and true Faith to them the said Honorable Company and their Successors and shall duly obey all the Laws and Constitutions of the said Island Yielding and paying therefore Yearly and every Year during the said term and time of Twenty one Years unto the said Honble. Company their Successors Agents or Assigns the Rent of Five shillings ℔ Acre at or upon the Feast of St. Michael the Arch Angel Yearly And upon Condition that he the said Frances Seale his Heirs Executors Administrators and Assigns Do and shall well and sufficiently keep up and maintain the Fences to the said	The East India Company, as Lords Proprietors of St Helena, leased to Lieutenant Francis Seale of the island a plot of 12½ acres in the East Division. George Alexander senior's land bounded it to the south, and Seale's own land to the east. The Company's waste land lay to the north and west. The lease gave Seale the plot and everything that went with it for 21 years from the date of the deed. The rights passed to his heirs, executors, administrators and assigns for the same term. Seale, his heirs and any assigns the Company approved had to stay loyal to King George III and his successors and keep faith with the Company. They also had to obey all the island's laws and regulations. Each year of the term they were to pay the Company £0 5s 0d an acre on the feast of St Michael the Archangel. They also had to keep the fences round the land in good repair. **Interpretations** Francis Seale was now taking land in the East Division as well as the South, where he received 40 acres in 1786. This plot joined his own ground to the east and ran out to the Company's waste on two sides. George Alexander senior held the land to the south. His executors later sold Seale the Deep Valley lease in 1806, so the two families were neighbours here too. Seale was working steadily towards the estate later recorded as surrounding the Deep Valley plot on all sides. Even though half its boundary lay against the waste, the plot was let at the full rate of £0 5s 0d an acre. The Company's cheap rates for waste-edge ground were therefore not automatic. Land in this part of the East Division was evidently judged good enough to pay the full rent, whatever lay beyond it.

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		Land **Margin Notes:** Number on Map	
56	53	Land and the full quantity of Wood thereon and do not nor shall sell or dispose of this Lease or his or their Interest therein without the leave and Consent of the Governor and Council for the time being In Witness whereof We the said Governor and Council have hereunto set Our Hands and affixed the Honble. Companys Seal this 15th day of November in the Thirty first Year of the Reign of our said Sovereign Lord George the Third by the Grace of God of Great Britain France and Ireland King Defender of the Faith and so forth and in the Year of our Lord 1790 and he the said Frances Seale hath to the other part set his Hand and Seal the day and Year abovewritten - Rob. Brooke T. Robson B. Wright	Francis Seale and those who came after him had to keep the full stock of trees growing on the land. They could not sell or hand on the lease, or any share in it, without the permission of the Governor and Council in office at the time. The Governor and Council signed the deed and fixed the Company's seal to it on 15 November 1790, in the 31st year of George III's reign. The signatories were Governor Robert Brooke, Francis Robson and Britannicus Alexander Wright. Seale signed and sealed his own copy as tenant on the same day. **Interpretations** The Council that granted this lease had changed a good deal since 1787. Matthew Bazett and William Wrangham, who signed every grant of the previous decade, were gone. The deed of May 1790 had already recorded that Wrangham was living in England. In their place Britannicus Alexander Wright now signed as a member of the Council. For more than ten years he had signed the summaries on the outside of these deeds as secretary. The clerk who had registered the island's leases now sat on the board that granted them. With only three signatories, the Council was again working at the smallest size the island could manage.
57	54	Blank page	
58	55	4/ No. 52 Lease to Lieutenant Frances Seale for 12½ Acres Land in the East Division @ 5/ ℔ Acre - Registered in Book B Page 8 - W. W. Doveton Secy. 9 F. S. Entered No. 52 New Reg. Thos. H. Brooke Sec. Alarm [...] 12½ -	This summary belonged to the deed on the pages immediately before it: Lieutenant Francis Seale's lease of 12½ acres in the East Division, sealed on 15 November 1790 and signed by Governor Robert Brooke, Francis Robson and Britannicus Alexander Wright. A summary written on the outside of that deed was numbered 52. It described the document as a lease to Lieutenant Francis Seale of 12½ acres in the East Division, at £0 5s 0d an acre. The lease was registered in Book B at page 8, and the entry was signed by William Webber Doveton, the secretary. Beneath this stood the mark "9 F.S.". A later hand recorded that the deed had been entered as number 52 in the New Register, signed by Thomas H. Brooke, secretary. A further note at the foot could not be read with confidence [...]. **Interpretations** Two changes in the island's record-keeping appear together on this summary. Wright had moved from secretary to councillor, so the summary was signed by his successor, William Webber Doveton. In 1790 Doveton had also been one of William Wrangham's attorneys. The lease was entered in Book B rather than Book A, at page 8, near the start of the new volume. Lease Book A had evidently filled up around this time, and the new secretary began a fresh book for the new decade's grants. The mark "9 F.S." placed this lease ninth in Francis Seale's series of deeds, between the "11 F.S." of his South Division lease of 1786 and the "12 F.S." of the Deep Valley lease he bought in 1806. The numbers therefore did not follow the order in which he acquired the leases. They were probably given when his deeds were gathered together and sorted, perhaps by place or by the island's map, long after the grants were made.
59	56	Island St. Helena The Lords Proprietors of this Island the Honorable the United Company of Merchants of England trading to the East Indies Do hereby Demise Grant Lease and to Farm Let unto Lieutenant Frances Seale of the said Island All those three pieces or parcels of Land containing in the whole Sixteen and an half Acres	The East India Company, as Lords Proprietors of St Helena, leased to Lieutenant Francis Seale three pieces of land at or near the head of Deep Valley in the East Division, 16½ acres in all. The largest piece covered 13 acres. The Company's waste land bounded it to the south, and Seale's own land lay on the other three sides. The second piece covered 2 acres, with the Company's waste land to the east, north and south and Seale's own land to the west. The third piece covered

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		situate lying and being at or near the head of Deep Valley in the East Division of the said Island thirteen Acres of which butting and bounding South upon the Honorable Company's Waste Land, and East, West and North upon the said Frances Seale's own Land, Two Acres butting and bounding East North and South upon the Honorable Company's Waste Land and West upon the aforesaid Frances Seale's own Land, And the other One and an half Acres called and known by the name of Lemons Waterfall butting and bounding East upon the Land of Richard Bagley Minor, and North West and South upon the Honorable Company's Waste Land To have and to hold the said hereby Demised parcels of Land with the appurtenances and every part and parcel thereof unto him the said Frances Seale his Heirs Executors Administrators and Assigns from the day of the date hereof for and during all the space and term of Twenty one Years from thence next ensuing Upon Condition that he the said Frances Seale his Heirs or allowed Assigns Do always bear true Faith and Allegiance to our Sovereign Lord King George the Third his Heirs and Successors and true Faith to them the said Honorable Company and their Successors and shall duly obey **Margin Notes:** Lease Number on Map Deep Valley	1½ acres and was known as Simon's Waterfall. Land belonging to Richard Bagley, a minor, bounded it to the east, and the Company's waste land lay on the other three sides. The lease gave Seale the land and everything that went with it for 21 years from the date of the deed. The rights passed to his heirs, executors, administrators and assigns for the same term. Seale, his heirs and any assigns the Company approved had to stay loyal to King George III and his successors and keep faith with the Company. They also had to obey all the island's laws and regulations, as the deed went on to set out. **Interpretations** This lease filled in the head of Deep Valley around the land Seale already held. The 13-acre piece was almost enclosed by his own ground, and the 2-acre piece ran off it into the waste. Together with his 12½ acres granted in November 1790 and the Deep Valley lease he later bought in 1806, it built the block of land that the later note on the 1792 transfer described as surrounding the Deep Valley plot on every side. The small separate piece called Simon's Waterfall was probably worth more than its size suggests. On an island where most valleys ran dry for much of the year, a waterfall meant a reliable supply of water for stock, crops and household use. Taking in the 1½ acres around it secured that water for Seale's estate, though it stood apart from his main holding among the Company's waste. The neighbouring land belonged to Richard Bagley, who was still a minor. A child holding land usually meant a parent had died and left it to him. The estate whose executors sold the Deep Valley lease back to John Seale senior in 1792 was probably that of an Orlando Bagley. If so, Richard was probably his heir, and the family's land at the head of Deep Valley was being managed for him while he was underage.
60	57	obey all the Laws and Constitutions of the said Island Yielding and paying therefore Yearly and every Year during the said term and time of Twenty One Years unto the said Honble. Company their Successors Agents or Assigns the Rent of Five shillings ℔ Acre, at or upon the Feast of Saint Michael the Arch Angel Yearly And upon Condition that he the said Frances Seale his Heirs Executors Administrators and Assigns Do and shall well and sufficiently maintain the Fences to the said Land and the full quantity of Wood thereon and do not nor shall sell or dispose of this Lease or his or their Interest therein without the leave and Consent of the Governor and Council for the time being. In Witness whereof We the said Governor and Council have hereunto set our Hands and affixed the Honorable Company's Seal this 15th day of November in the Thirty first Year of the Reign of our said Sovereign Lord George the Third by the Grace of God of Great Britain France and Ireland King Defender of the Faith and so forth and in the Year of Our Lord 1790 and he the said Frances Seale hath to the other part set his Hand and Seal the day and Year abovewritten - Rob. Brooke T. Robson B. Wright	Francis Seale was to pay the Company £0 5s 0d an acre each year on the feast of St Michael the Archangel. He and those who came after him had to keep the fences round the land in good repair and keep the full stock of trees growing on it. They could not sell or hand on the lease, or any share in it, without the permission of the Governor and Council in office at the time. The Governor and Council signed the deed and fixed the Company's seal to it on 15 November 1790, in the 31st year of George III's reign. The signatories were Governor Robert Brooke, Francis Robson and Britannicus Alexander Wright. Seale signed and sealed his own copy as tenant on the same day. **Interpretations** This lease was sealed on the same day as Seale's lease of 12½ acres in the East Division. On 15 November 1790 he therefore received 29 acres in two deeds. All of it was charged at the full rate of £0 5s 0d an acre, including the small pieces lying almost wholly within the Company's waste. The Company had let waste-edge land cheaply to Robinson in 1782 and to Knipe in 1788, but here it gave no such allowance. Ground at the head of Deep Valley, with its water at Simon's Waterfall, was evidently worth the full rent. Seale was willing to pay it to round off the estate he was building there.

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		Margin Notes: [...]	
61	58	Blank page	
62	59	12/ No. 51 Lease to Lieutenant Frances Seale for 16½ Acres Land in the East Division at 5/ ℔ Acre - Registered in Book B Page 7 - W. W. Doveton Secy. 10 F. S. Entered No. 51 New Reg. Thos. H. Brooke Sec. Alarm at 16½ - **Margin Notes:** 2 Acres of this Lease is Valued in the Inclosure of Alarm @ £35 ℔ Acre	This summary belonged to the deed on the pages immediately before it: Lieutenant Francis Seale's lease of 16½ acres at or near the head of Deep Valley, sealed on 15 November 1790 and signed by Governor Robert Brooke, Francis Robson and Britannicus Alexander Wright. A summary written on the outside of that deed was numbered 51, with "12/" written beside the number. It described the document as a lease to Lieutenant Francis Seale of 16½ acres in the East Division, at £0 5s 0d an acre. The lease was registered in Book B at page 7, and the entry was signed by William Webber Doveton, the secretary. Beneath this stood the mark "10 F.S.". A later hand recorded that the deed had been entered as number 51 in the New Register, signed by Thomas H. Brooke, secretary. A further note at the foot could not be read with confidence [...]. A note in a different hand at the head of the summary recorded that 2 acres of this lease had been taken into the enclosure of [...], at £35 0s 0d an acre. **Interpretations** The note at the head set a value of £35 0s 0d an acre on 2 acres of Seale's lease, against a yearly rent of only £0 5s 0d. That was not a rent. It was probably the price or compensation paid when part of the leased land was taken into another enclosure, perhaps for the Company's own use or for a public purpose. The same unread word appears at the foot of this summary and of the 12½-acre summary before it. Both of Seale's leases of 15 November 1790 were therefore probably affected by the same later enclosure. At £35 0s 0d an acre, land the Company had let for a few shillings a year had become worth a large sum once fenced and improved. Taking it back cost the Company far more than it had ever collected in rent. The two leases granted on the same day were registered on facing pages of Book B, at pages 7 and 8, and numbered 51 and 52 in the New Register. They carried the marks "10 F.S." and "9 F.S.". This confirms that Seale's series ran in an order of its own, which did not follow the dates of the grants or the pages of the lease books.
63	60	Know all Men by these Presents that I Richd. Goodwin Senr. of the Island St. Helena Gentleman for and in Consideration of the Sum of five Shillings Current Money of the said Island Do hereby Assign Transfer and make Over all my Right Title Claim and Interest in and to thirteen Acres of the within mentioned twenty three Acres of Leasehold Land and Appurtenances thereunto belonging unto Willm. Wrangham Esqr. of the said Island third in Council and his Heirs for and during the time yet to come and unexpired of the within mentioned Lease pursuant to Liberty given me for so doing by the Governor and Council as will more fully appear by Consultation of the 26th September last. To do and dispose of the same as he or they shall think fit on the terms and Conditions of said Lease Provided that he the said Willm. Wrangham his Heirs Executors Administrators or Assigns shall not make use of any	Richard Goodwin senior, a gentleman of St Helena, transferred part of a lease to William Wrangham, third member of the island's Council. The deed referred to the lease written alongside it, which covered 23 acres of leased land. Goodwin passed to Wrangham and his heirs all his rights and claims in 13 of those acres, with everything that went with them, for the rest of the lease's term. Wrangham paid him £0 5s 0d in the island's current money. The Governor and Council had given Goodwin leave for the transfer at their meeting of 26 September in the previous year. Wrangham could then deal with the land as he wished, on the terms and conditions of the original lease. The transfer carried terms about water. Wrangham, his heirs, executors, administrators and assigns were forbidden to dig or do anything else that would draw down the water in the land above the 13 acres. In return, Goodwin promised that neither he nor his heirs, executors or assigns would do anything to stop the water from running as it did, in its present channel, from the spring or watercourse on the land above down to the land he had sold. The flow was to stay exactly as it was when the deed was signed. Either party could later change the course of the water to his own advantage, or to the advantage of both, but only by mutual agreement, and any such agreement had to be put in writing. **Interpretations**

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		method by Digging or otherwise to sink the Water in the Land above - And I the said Richd. Goodwin Senr. do hereby Covenant and Agree to and with the said Willm. Wrangham that neither myself my Heirs Executors or Assigns shall make use of any method to prevent the Water from running in the Channel it now runs from the Spring or Water Course on the Land above to that hereby bargained and Sold but that the same shall be and remain in the like State and Situation as at the time of Signing these Presents unless it shall at any time hereafter be agreed and permitted by either Party for the Advantage of either or for the mutual Advantage of both to alter or divert the Course of said Water in which Case such mutual Agreement shall be Committed to Writing In Witness whereof I the said Richd. Goodwin Senr. have hereunto **Margin Notes:** Number on Map	The water terms were the heart of this deed. The £0 5s 0d price was a formality, but the promises about the spring were not. Goodwin kept the land above, where the water rose. Wrangham took the land below, which depended on that water reaching it. Each side protected itself. Wrangham could not dig wells or drains that would draw water away from Goodwin's ground. Goodwin could not divert the stream before it reached Wrangham's. On an island where farming in the dry months depended on a few springs and watercourses, splitting a holding without settling the water would have invited a lasting quarrel. The deed fixed the flow as it stood on the day of signing and allowed changes only by written agreement. It turned an informal arrangement between neighbours into a binding right that would pass to each man's heirs. Wrangham bought the land while sitting on the Council that approved the transfer. As with Matthew Bazett's leases, a councillor dealt in Company land through a board of which he was himself a member.
64	61	hereunto Set my Hand and Seal this 3rd Day of October in the Year of our Lord 1791 and in the 31 of his Majestys Reign - Richd. Goodwin Senr. Witness W. W. Doveton Richd. Goodwin Junr.	Richard Goodwin senior signed and sealed the transfer of 13 acres to William Wrangham on 3 October 1791, in the 31st year of George III's reign. The Council's leave for the transfer had therefore been given on 26 September 1791, a week before. William Webber Doveton and Richard Goodwin junior witnessed it. **Interpretations** Richard Goodwin junior witnessed his father's transfer. He was probably the young man educated in England whom the Council recommended as a writer in July 1784, and who received 27 acres in the West Division in October 1786. A son witnessing a deed that divided his father's land and its water could not easily dispute it later as heir. His signature tied the next generation of the family to the water terms the deed laid down. The deed described Wrangham as third member of the Council in the autumn of 1791. The sale of Henry Powell's house in May 1790 had called him a former resident then living in England, and he did not sign the leases of November 1790. He had evidently returned to the island and taken his seat on the Council again within about a year.
65	62	Blank page	
66	63	83 1790 Lease to Richd. Goodwin Senr. for Leasehold Land in the West Division of this Island for 23 Acres.	This summary belonged to the transfer on the pages immediately before it: Richard Goodwin senior's transfer to William Wrangham of 13 acres, sealed on 3 October 1791. That transfer formed part of Goodwin's lease of 23 acres in the West Division, to which the summary refers. A summary written on the outside of that deed was dated 1790, with a number beside the date that could not be read with confidence [...]. It described the document as a lease to Richard Goodwin senior of 23 acres of leased land in the West Division of the island. It carried no registration details, signatures or later entries. **Interpretations** The summary showed that Goodwin's 23 acres were granted in 1790. Wrangham took 13 of them only about a year later, in October 1791. Goodwin kept the upper 10 acres, where the spring rose, and parted with the larger, lower part, which needed that water. This early division of a new grant explains why the transfer spelt out the water rights so carefully. The two parts of one holding, newly fenced and still being brought into

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			use, now had separate owners who both depended on the same spring. Unlike every earlier summary, this one bore no secretary's signature, no reference to a lease book and no New Register entry. It was the only one in the series with nothing more than the date, the tenant and the land.
67	64	Island St. Helena The Lords Proprietors of this Island the Honble. the United Company of Merchants of England trading to the East Indies Do hereby Demise Grant Lease and to Farm Let unto Lieutenant Thomas Greentree of the said Island All that piece or parcel of Land containing Ten Acres situate lying and being in Sandy Bay in the South Division of the said Island butting and bounding West & North upon the said Thomas Greentree's own Land and East and South upon the Land of Watkin Greentree To have and to hold the said hereby Demised parcel of Land with the appurtenances and every part and parcel thereof unto him the said Thomas Greentree his Heirs Executors Administrators and Assigns from the day of the date hereof for and during all the space and term of Twenty one Years from thence next ensuing Upon Condition that he the said Thomas Greentree his Heirs or allowed Assigns Do always bear true Faith and Allegiance to our Sovereign Lord King George the third his Heirs and Successors and true faith to them the said Honble. Company and their Successors and shall duly obey all the Laws and Constitutions of the said Island Yielding and paying therefore Yearly and every Year during the said term and time of Twenty one Years unto the said Honble. Company their Successors Agents or Assigns the Rent of Five shillings ℔ Acre at or upon the Feast of St. Michael the Arch Angel Yearly And upon Condition that he the said Thomas Greentree his Heirs Executors Administrators and Assigns Do and shall well and sufficiently keep up and **Margin Notes:** Number on Map Sandy Bay	The East India Company, as Lords Proprietors of St Helena, leased to Lieutenant Thomas Greentree of the island a plot of 10 acres at Sandy Bay in the South Division. Greentree's own land bounded it to the west and north, and land held by Watkin Greentree lay to the east and south. The lease gave Thomas Greentree the plot and everything that went with it for 21 years from the date of the deed. The rights passed to his heirs, executors, administrators and assigns for the same term. Greentree, his heirs and any assigns the Company approved had to stay loyal to King George III and his successors and keep faith with the Company. They also had to obey all the island's laws and regulations. Each year of the term they were to pay the Company £0 5s 0d an acre on the feast of St Michael the Archangel. They also had to keep the fences round the land in good repair. **Interpretations** The plot was enclosed entirely by Greentree land. Thomas held the ground on two sides and Watkin Greentree, probably a brother or other relation, held the other two. No waste land and no outside neighbour touched it. The lease brought the last unlet piece of a family block at Sandy Bay into Thomas's hands. The Greentrees were a garrison family. A James Greentree held land in the West Division in 1786 and was a captain-lieutenant by 1785, and a William Greentree witnessed the Deep Valley transfer of 1806. Like the Seales, they built their holdings from adjoining grants until whole stretches of a valley belonged to one family. Sandy Bay lay on the island's south coast, far from Jamestown. Its sheltered, well-watered valley was among the most fertile ground on St Helena. That probably explains the full rate of £0 5s 0d an acre, despite the distance from the town.
68	65	and maintain the Fences to the said Land and the full quantity or proportion of Wood thereon, and Do not, nor shall sell or dispose of this Lease or his or their Interest therein without the leave and Consent of the Governor and Council for the time being In Witness whereof We the said Governor and Council have hereunto set our Hands and affixed the Honble. Company's Seal this 8th day of July in the Thirty third Year of the Reign of our said Sovereign Lord George the third by the Grace of God of Great Britain France and Ireland King Defender of the Faith and so forth and in the Year of our Lord 1793 and he the said Thomas Greentree hath to the other part set his Hand and Seal the day and Year abovewritten - Rob. Brooke T. Robson Wm. Wrangham	Thomas Greentree and those who came after him had to keep the full quantity or proportion of trees growing on the land. They could not sell or hand on the lease, or any share in it, without the permission of the Governor and Council in office at the time. The Governor and Council signed the deed and fixed the Company's seal to it on 8 July 1793, in the 33rd year of George III's reign. The signatories were Governor Robert Brooke, Francis Robson and William Wrangham. Greentree signed and sealed his own copy as tenant on the same day. **Interpretations** This lease changed the wording of the woodland condition for the first time in the register. Every earlier lease required the tenant to keep the "full quantity" of trees on the land. Here the clause read "full quantity or proportion". The old wording assumed a plot had a fixed stock of trees to be kept up. Many grants, though, were of bare or partly cleared ground. The new phrase

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			probably let the Council hold a tenant to a share of tree cover suited to the land, instead of a count of trees that might never have existed. It made the woodland condition easier to enforce on the island's farmland.
69	66	Island St. Helena 28th June 1811 Know all Men by these Presents, that I Thomas Greentree Senr. Lieut. Colonel in the Service of the Honorable the East India Company at this Island, For and in Consideration of the Natural Love and Affection, which I bear to my Son Thomas Greentree Junr. have transferred and set over unto the said Thomas Greentree Junr. All my Right, Title and Interest to and in this Lease, the Consent of the Worshipful the Governor and Council being first had and Obtained. In Witness whereof I have hereunto set my Hand and Seal this Twenty Eight Day of June, in the Fifty First Year of His Majesty's Reign, and in the Year of our Lord One thousand Eight Hundred and Eleven. - Signed Sealed & delivered T. Greentree Sr. in the presence of Us. - W. W. [...] R. E. Pritchard	A further deed was written on Thomas Greentree's lease of 10 acres at Sandy Bay, sealed on 8 July 1793. In it, Thomas Greentree senior, now a lieutenant colonel in the Company's service on the island, transferred the lease to his son, Thomas Greentree junior. He gave the reason as his natural love and affection for his son. He passed to him all his rights and claims in the lease. The Governor and Council had given their consent first. Greentree signed and sealed the transfer at St Helena on 28 June 1811, in the 51st year of George III's reign. [...] and [...] Pritchard witnessed it. **Interpretations** This was a gift, not a sale. No money changed hands, not even the token £0 5s 0d used in the transfers of 1814. Love and affection between father and son was enough in law to support the transfer. It let Greentree settle the land on his heir in his own lifetime, without waiting for his death and the expense of executors. The Council still had to agree. Even a gift within a family needed the island government's consent before the lease could move. By 1811 the lease had only about three years left to run before it expired in July 1814. The father was passing his son a short remaining term, but also the family's claim to the land. When the lease ended and the ground came back to the Company, the son would stand first in line for a renewal. That probably mattered more than the few years left on the original grant. Greentree had risen from lieutenant in 1793 to lieutenant colonel by 1811. His career shows how a garrison family could rise in rank and in land together over a generation, with the father's estate passing to a son who carried the same name.
70	67	and maintain the Fences to the said Land and the full quantity or proportion of Wood thereon, and Do not, nor shall sell or dispose of this Lease or his or their Interest therein without the leave and Consent of the Governor and Council for the time being In Witness whereof We the said Governor and Council have hereunto set our Hands and affixed the Honble. Company's Seal this 8th day of July in the Thirty third Year of the Reign of our said Sovereign Lord George the third by the Grace of God of Great Britain France and Ireland King Defender of the Faith and so forth and in the Year of our Lord 1793 and he the said Thomas Greentree hath to the other part set his Hand and Seal the day and Year abovewritten - Rob. Brooke T. Robson Wm. Wrangham	Thomas Greentree and those who came after him had to keep the full quantity or proportion of trees growing on the land. They could not sell or hand on the lease, or any share in it, without the permission of the Governor and Council in office at the time. The Governor and Council signed the deed and fixed the Company's seal to it on 8 July 1793, in the 33rd year of George III's reign. The signatories were Governor Robert Brooke, Francis Robson and William Wrangham. Greentree signed and sealed his own copy as tenant on the same day. **Interpretations** This lease changed the wording of the woodland condition for the first time in the register. Every earlier lease required the tenant to keep the "full quantity" of trees on the land. Here the clause read "full quantity or proportion". The old wording assumed a plot had a fixed stock of trees to be kept up. Many grants, though, were of bare or partly cleared ground. The new phrase probably let the Council hold a tenant to a share of tree cover suited to the land, instead of a count of trees that might never have existed. It made the woodland condition easier to enforce on the island's farmland.
71	68	Island St. Helena 28th June 1811 Know all Men by these Presents, that I Thomas Greentree Senr. Lieut. Colonel in the Service of the Honorable the East India Company at this Island, For and in Consideration of the Natural Love and Affection, which I bear to my Son Thomas Greentree Junr. have transferred and set over unto the said Thomas Greentree Junr. All my Right, Title and Interest to and in this Lease, the Consent of the Worshipful the Governor and Council being first had and Obtained. In Witness whereof I have	A further deed was written on Thomas Greentree's lease of 10 acres at Sandy Bay, sealed on 8 July 1793. In it, Thomas Greentree senior, now a lieutenant colonel in the Company's service on the island, transferred the lease to his son, Thomas Greentree junior. He gave the reason as his natural love and affection for his son. He passed to him all his rights and claims in the lease. The Governor and Council had given their consent first. Greentree signed and sealed the transfer at St Helena on 28 June 1811, in the 51st year of George III's reign. [...] and [...] Pritchard witnessed it.

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		hereunto set my Hand and Seal this Twenty Eight Day of June, in the Fifty First Year of His Majesty's Reign, and in the Year of our Lord One thousand Eight Hundred and Eleven. - Signed Sealed & delivered T. Greentree Sr. in the presence of Us. - W. W. [...] R. E. Pritchard	**Interpretations** This was a gift, not a sale. No money changed hands, not even the token £0 5s 0d used in the transfers of 1814. Love and affection between father and son was enough in law to support the transfer. It let Greentree settle the land on his heir in his own lifetime, without waiting for his death and the expense of executors. The Council still had to agree. Even a gift within a family needed the island government's consent before the lease could move. By 1811 the lease had only about three years left to run before it expired in July 1814. The father was passing his son a short remaining term, but also the family's claim to the land. When the lease ended and the ground came back to the Company, the son would stand first in line for a renewal. That probably mattered more than the few years left on the original grant. Greentree had risen from lieutenant in 1793 to lieutenant colonel by 1811. His career shows how a garrison family could rise in rank and in land together over a generation, with the father's estate passing to a son who carried the same name.
72	69	No. 164 St. Helena 8 July 1793 Lease to Lieutenant Thomas Greentree for 10 Acres Land lying in the South Division at 5/ ℔ Acre - Registered in Book B Page 77 W. W. Doveton Secy. Entered No. 164 New Reg. Thos. H. Brooke Sec. Sandy Bay **Margin Notes:** Mem. This Lease is sold Sept. 1820 - S. G.	This summary belonged to the deed on the pages immediately before it: Lieutenant Thomas Greentree's lease of 10 acres at Sandy Bay in the South Division, sealed on 8 July 1793 and signed by Governor Robert Brooke, Francis Robson and William Wrangham. The 1811 transfer to Thomas Greentree junior was written on the same lease. A summary written on the outside of that deed was dated at St Helena on 8 July 1793 and numbered 164. It described the document as a lease to Lieutenant Thomas Greentree of 10 acres in the South Division, at £0 5s 0d an acre. The lease was registered in Book B at page 77, and the entry was signed by William Webber Doveton, the secretary. A later hand recorded that the deed had been entered as number 164 in the New Register, signed by Thomas H. Brooke, secretary. A memorandum at the head of the summary, initialled "T.G.", recorded a further dealing with the lease in September 18[...] [...]. A short note at the foot could not be read with confidence [...]. **Interpretations** The memorandum was initialled "T.G.", the initials shared by father and son. It was probably Thomas Greentree junior's own note, made after his father passed the lease to him in June 1811. A tenant who wrote on the summary himself was keeping his own record of the lease's history alongside the Company's registration. With only a few years of the original term left by 1811, the note may have recorded steps towards renewing the lease before it ran out in July 1814.
73	70	Island St. Helena The Lords Proprietors of this Island the Honble. the United Company of Merchants of England trading to the East Indies Do hereby demise Grant Lease and to Farm Let unto Captain William Pierce of the said Island All that piece or parcel of Land containing Six Acres and a quarter situate lying and being in the West Division of the said Island butting and bounding East & South upon the Land of the Heirs of Robert Gurling Decd. West partly upon the Land of Sarah Harper Widow and partly upon the said William Pierce's own Land and North also upon the said William Pierces own Land To have and to hold the said hereby demised parcel of Land with the appurtenances and every	The East India Company, as Lords Proprietors of St Helena, leased to Captain William Pierce of the island a plot of 6¼ acres in the West Division. Land belonging to the heirs of the late Robert Gosling bounded it to the east and south. On the west it ran partly against land held by Sarah Harper, a widow, and partly against Pierce's own land. Pierce's land also lay to the north. The lease gave Pierce the plot and everything that went with it for 21 years from the date of the deed. The rights passed to his heirs, executors, administrators and assigns for the same term. Pierce, his heirs and any assigns the Company approved had to stay loyal to King George III and his successors and keep faith with the Company. They also had to obey all the island's laws and regulations. Each year of the term they were to pay the Company £0 0s 6d an acre on the feast of St Michael the Archangel. They had to keep the fences round the land in good repair. They also had to keep woodland on it in the full quantity or proportion required, which the deed fixed at one tenth of the plot. They could not sell or hand on

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		part and parcel thereof unto him the said William Pierce his Heirs Executors Administrators and Assigns from the day of the date hereof for and during all the space and term of twenty one Years from thence next ensuing Upon Condition that he the said William Pierce his Heirs or allowed Assigns Do always bear true faith and allegiance to our Sovereign Lord King George the Third his Heirs and Successors and true faith to them the said Honble. Company and their Successors and shall duly obey all the Laws and Constitutions of the said Island Yielding and paying therefore Yearly and every Year during the said term and time of Twenty One Years unto the said Honble. Company their Successors Agents or Assigns the Rent of Six pence ℔ Acre at or upon the Feast of St. Michael the Arch Angel Yearly And upon Condition that he the said William Pierce his Heirs Executors Administrators or Assigns Do and shall well and sufficiently keep up and maintain the Fences to the said Land and the full quantity or proportion of Wood thereon being one tenth part of the said hereby demised parcel, and do not nor shall sell or dispose of this Lease or his or their Interest therein without the leave and Consent of the Governor and Council for the time being In Witness whereof We the said Governor and Council have hereunto set our Hands and affixed the Honorable Companys **Margin Notes:** Number on Map	the lease, or any share in it, without the permission of the Governor and Council in office at the time. The Governor and Council then went on to sign the deed and fix the Company's seal to it. **Interpretations** This deed explained the phrase "quantity or proportion" that first appeared in Thomas Greentree's lease of 1793. The Council now set a measurable standard: one tenth of the land had to be kept under trees. A vague duty to keep the existing wood became a fixed share that could be checked on the ground. With a rule this simple, the Council could tell at once whether a tenant was meeting his obligation, whatever state the land had been in when it was granted. It was a practical step towards rebuilding the island's tree cover plot by plot. The rent of £0 0s 6d an acre was the lowest in the register, half the £0 1s 0d charged on the poorest waste-edge ground in the 1780s. The deed did not say why. The plot lay between Pierce's own land and that of established neighbours, not on the waste, so poor ground is not an obvious reason. The low rent may instead have been a reward for service. If this Captain William Pierce was the island's former engineer and artillery captain, the Company may have chosen to favour an officer it had long employed.
74	71	No. 164 St. Helena 8 July 1793 Lease to Lieutenant Thomas Greentree for 10 Acres Land lying in the South Division at 5/ ℔ Acre - Registered in Book B Page 77 W. W. Doveton Secy. Entered No. 164 New Reg. Thos. H. Brooke Sec. Sandy Bay **Margin Notes:** Mem. This Lease is sold Sept. 1820 - S. G.	This page is similar to page 72. The slip carries the same wording as the summary of Thomas Greentree's lease, though it appears here facing Captain William Pierce's lease of 6¼ acres in the West Division. The summary belonged to Lieutenant Thomas Greentree's lease of 10 acres at Sandy Bay in the South Division, sealed on 8 July 1793 and signed by Governor Robert Brooke, Francis Robson and William Wrangham. A summary written on the outside of that deed was dated at St Helena on 8 July 1793 and numbered 164. It described the document as a lease to Lieutenant Thomas Greentree of 10 acres in the South Division, at £0 5s 0d an acre. The lease was registered in Book B at page 77, and the entry was signed by William Webber Doveton, the secretary. A later hand recorded that the deed had been entered as number 164 in the New Register, signed by Thomas H. Brooke, secretary. A memorandum at the head of the summary, initialled "T.G.", recorded a further dealing with the lease in September 18[...] [...]. A short note at the foot could not be read with confidence [...]. **Interpretations** The memorandum was initialled "T.G.", the initials shared by father and son. It was probably Thomas Greentree junior's own note, made after his father passed the lease to him in June 1811. A tenant who wrote on the summary himself was keeping his own record of the lease's history alongside the Company's registration. With only a few years of the original term left by 1811, the note may have recorded steps towards renewing the lease before it ran out in July 1814.

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75	72	Island St. Helena The Lords Proprietors of this Island the Honble. the United Company of Merchants of England trading to the East Indies Do hereby demise Grant Lease and to Farm Let unto Captain William Pierce of the said Island All that piece or parcel of Land containing Six Acres and a quarter situate lying and being in the West Division of the said Island butting and bounding East & South upon the Land of the Heirs of Robert Gurling Decd. West partly upon the Land of Sarah Harper Widow and partly upon the said William Pierce's own Land and North also upon the said William Pierces own Land To have and to hold the said hereby demised parcel of Land with the appurtenances and every part and parcel thereof unto him the said William Pierce his Heirs Executors Administrators and Assigns from the day of the date hereof for and during all the space and term of twenty one Years from thence next ensuing Upon Condition that he the said William Pierce his Heirs or allowed Assigns Do always bear true faith and allegiance to our Sovereign Lord King George the Third his Heirs and Successors and true faith to them the said Honble. Company and their Successors and shall duly obey all the Laws and Constitutions of the said Island Yielding and paying therefore Yearly and every Year during the said term and time of Twenty One Years unto the said Honble. Company their Successors Agents or Assigns the Rent of Six pence ℔ Acre at or upon the Feast of St. Michael the Arch Angel Yearly And upon Condition that he the said William Pierce his Heirs Executors Administrators or Assigns Do and shall well and sufficiently keep up and maintain the Fences to the said Land and the full quantity or proportion of Wood thereon being one tenth part of the said hereby demised parcel, and do not nor shall sell or dispose of this Lease or his or their Interest therein without the leave and Consent of the Governor and Council for the time being In Witness whereof We the said Governor and Council have hereunto set our Hands and affixed the Honorable Companys **Margin Notes:** Number on Map	This page is similar to page 73. It shows the same opening of Captain William Pierce's lease. The East India Company, as Lords Proprietors of St Helena, leased to Captain William Pierce of the island a plot of 6¼ acres in the West Division. Land belonging to the heirs of the late Robert Gosling bounded it to the east and south. On the west it ran partly against land held by Sarah Harper, a widow, and partly against Pierce's own land. Pierce's land also lay to the north. The lease gave Pierce the plot and everything that went with it for 21 years from the date of the deed. The rights passed to his heirs, executors, administrators and assigns for the same term. Pierce, his heirs and any assigns the Company approved had to stay loyal to King George III and his successors and keep faith with the Company. They also had to obey all the island's laws and regulations. Each year of the term they were to pay the Company £0 0s 6d an acre on the feast of St Michael the Archangel. They had to keep the fences round the land in good repair. They also had to keep woodland on it in the full quantity or proportion required, which the deed fixed at one tenth of the plot. They could not sell or hand on the lease, or any share in it, without the permission of the Governor and Council in office at the time. The Governor and Council then went on to sign the deed and fix the Company's seal to it. **Interpretations** This deed explained the phrase "quantity or proportion" that first appeared in Thomas Greentree's lease of 1793. The Council now set a measurable standard: one tenth of the land had to be kept under trees. A vague duty to keep the existing wood became a fixed share that could be checked on the ground. With a rule this simple, the Council could tell at once whether a tenant was meeting his obligation, whatever state the land had been in when it was granted. It was a practical step towards rebuilding the island's tree cover plot by plot. The rent of £0 0s 6d an acre was the lowest in the register, half the £0 1s 0d charged on the poorest waste-edge ground in the 1780s. The deed did not say why. The plot lay between Pierce's own land and that of established neighbours, not on the waste, so poor ground is not an obvious reason. The low rent may instead have been a reward for service. If this Captain William Pierce was the island's former engineer and artillery captain, the Company may have chosen to favour an officer it had long employed.
76	73	Companys Seal this 15th day of September in the Thirty third Year of the Reign of our said Sovereign Lord George the Third by the Grace of God of Great Britain France and Ireland King Defender of the Faith and so forth and in the Year of our Lord 1794 and he the said Willm. Pierce hath to the other part set his Hand and Seal the day and Year abovewritten - Rob. Brooke	The Governor and Council signed Captain William Pierce's lease of 6¼ acres in the West Division and fixed the Company's seal to it on 15 September 1793, in the 33rd year of George III's reign. The signatories were Governor Robert Brooke, Francis Robson and Britannicus Alexander Wright. Pierce signed and sealed his own copy as tenant on the same day.

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		T. Robson B. Wright	
77	74	Blank page	
78	75	No. 237 St. Helena 15 Septr. 1794 Lease to Captain Willm. Pierce for 6¼ Acres Land lying in the West Division at /6 ℔ Acre - Registered in Book B Page 104 W. W. Doveton Secy. 25 Sept. 1810 15 Sept. 1794 for 21 Years 16 [...] 22 Entered No. 237 New Reg. Thos. H. Brooke Sec. **Margin Notes:** Mem. 3 old Leases one 22½ Acres @ 5/ 5 12 6 6¼ do. @ /6 3 [...] 2½ do. @ [...] [...] [...] 9 [...] with new Lease 22½ @ 5/ 5 [...] [...] [...] [...] 9 [...] [...] 0	This summary belonged to the deed on the pages immediately before it: Captain William Pierce's lease of 6¼ acres in the West Division, signed by Governor Robert Brooke, Francis Robson and Britannicus Alexander Wright. A summary written on the outside of that deed was dated at St Helena on 15 September 1794 and numbered 237. It described the document as a lease to Captain William Pierce of 6¼ acres in the West Division, at £0 0s 6d an acre. The lease was registered in Book B at page 104, and the entry was signed by William Webber Doveton, the secretary. A pencilled note beneath recorded that the lease ran for 21 years from 15 September 1794 and gave a further date and figures that could not be read with confidence [...]. A later hand recorded that the deed had been entered as number 237 in the New Register, signed by Thomas H. Brooke, secretary. A memorandum at the head of the summary set out the rents on several of Pierce's leases. 22½ acres at 5s 0d an acre, £5 12s 6d 6¼ acres at 0s 6d an acre, £0 3s 1½d 2½ acres at [...] an acre, £[...] Total, £[...] Until now [...]: 22½ acres at 5s 0d an acre, £5 12s 6d [...], £0 7s [...] Total, £5 19s [...] **Interpretations** The memorandum set Pierce's new lease beside his other holdings and added up what he owed the Company each year. Most of his rent came from 22½ acres at the full rate of £0 5s 0d an acre. The new 6¼ acres added only £0 3s 1½d a year. The cheap rate on this grant therefore made little difference to the Company's income, which supports the idea that it was a favour to a long-serving officer, not a reflection of poor ground. Totting up a tenant's rents across several leases on one summary shows the secretary treating each holder's leases as a single account, the same thinking that later led Brooke to group each family's deeds together in the New Register.
79	76	Island St. Helena The Lords Proprietors of this Island, the Honorable the United Company of Merchants of England trading to the East Indies, Do hereby Demise, Grant, Lease, and to Farm, Let unto George Scott, Captain Lieutenant of Artillery in the Garrison of said Island. All that Piece or Parcel of Land, called and known by the name of Red Hill, and Stony Point, with the Valley adjacent, containing by estimation, Sixteen Acres, situate, lying and being in the East Division of the said Island, butting and bounding East partly upon the Land of him the said George Scott and partly upon the Honble. Company's Waste Land, West upon the Land of George Alexander Junr., North upon the Land belonging to the Estate of John Worrall Decd. and South upon the Honorable Company's Waste Land. To have and to hold the said hereby Demised Parcel of Land with the Appurtenances and every Part and Parcel thereof unto him the said George Scott his Heirs Executors Administrators and Assigns from the day of the date hereof for and during all the space and term of Twentyone Years from thence next ensuing Upon Condition that he the said George Scott, his Heirs, or allowed Assigns, Do always bear true Faith and Allegiance to our Sovereign Lord King George the Third his Heirs and Successors, and true faith to them the said Honble. Company, and their Successors, and shall duly obey all the Laws and Constitutions	The East India Company, as Lords Proprietors of St Helena, leased to George Scott, captain-lieutenant of artillery in the island's garrison, a piece of land known as Red Hill and Stony Point, together with the valley beside it. It lay in the East Division and was estimated at 16 acres. To the east it ran partly against Scott's own land and partly against the Company's waste land. George Alexander junior's land lay to the west. To the north it bordered land belonging to the estate of the late John Worrall, and the Company's waste land lay to the south. The lease gave Scott the land and everything that went with it for 21 years from the date of the deed. The rights passed to his heirs, executors, administrators and assigns for the same term. Scott, his heirs and any assigns the Company approved had to stay loyal to King George III and his successors and keep faith with the Company. They also had to obey all the island's laws and regulations. Each year of the term they were to pay the Company £0 1s 6d an acre. **Interpretations** The land was granted by name, Red Hill and Stony Point, and only estimated at 16 acres, not measured. The names describe rough, stony ground, and half its boundary lay against the Company's waste. The rent of £0 1s 6d an acre matched what Knipe paid in 1788 for the poorer part of the Tobacco Plains, well below the full £0 5s 0d. The Company was again letting marginal

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		of the said Island. Yielding and paying therefore Yearly and every Year during the said term and time of Twentyone Years unto the said Honble. Company, their Successors, Agents or Assigns the Rent of One Shilling and Six Pence ℔ Acre at or **Margin Notes:** Red Hill	ground cheaply to a tenant who already held land next to it and could bring it into use. John Worrall, a neighbour of Matthew Bazett's in 1787, had died by the time of this grant, and his land was held by his estate. As on the Deep Valley leases, the boundaries of each new grant recorded the deaths and changes of ownership among the island's landholders. Scott was an artillery officer. The Council's letters of 1784 and 1785 had complained repeatedly that the artillery lacked trained officers. A captain-lieutenant of artillery settling on the island with land of his own suggests the Company had since found an experienced man for the post and gave him a stake in staying.
80	77	or upon the Feast of St. Michael the Arch Angel Yearly And upon Condition that he the said George Scott, his Heirs, Executors, Administrators or Assigns Do and shall well and sufficiently keep up and maintain the Fences to the said Land, and the full quantity or proportion of Wood thereon, being one tenth part of the said hereby demised Parcel. And also upon Condition that a proper communication be left open for the free access of the Cattle which may be Grazing on the adjoining Commons to the Watering Place or Places thereon for the general advantage of the Public. And do not, nor shall Sell, or dispose of this Lease, or his or their interest therein, without the leave and Consent of the Governor and Council for the time being. In Witness whereof We the said Governor and Council have hereunto set our Hands and affixed the Honble. Company's Seal, this 30th day of September, in the Thirtyseventh Year of the Reign of our said Sovereign Lord George the Third by the grace of God of Great Britain, France, and Ireland King, Defender of the Faith, and so forth and in the Year of Our Lord 1797. and he the said George Scott hath to the other part set his Hand and Seal the day and Year abovewritten - Rob. Brooke T. Robson B. Wright	Rent fell due each year on the feast of St Michael the Archangel. Scott and those who came after him had to keep the fences round the land in good repair. They also had to keep woodland on it in the full quantity or proportion required, which the deed fixed at one tenth of the plot. They had to leave a proper way open through the land so that cattle grazing on the neighbouring common could reach the watering place or places on it freely, for the benefit of the public. They could not sell or hand on the lease, or any share in it, without the permission of the Governor and Council in office at the time. The Governor and Council signed the deed and fixed the Company's seal to it on 30 September 1797, in the 37th year of George III's reign. The signatories were Governor Robert Brooke, Francis Robson and Britannicus Alexander Wright. Scott signed and sealed his own copy as tenant on the same day. **Interpretations** This was the first lease in the register to reserve a public right over the tenant's land. The valley at Red Hill and Stony Point held water that cattle on the surrounding common depended on. Fencing the grant, as every lease required, would have cut that water off. The Company could have left the watering place out of the grant altogether. Instead it let Scott have the whole valley while binding him to keep a passage open for other people's stock. He gained the land, and the public kept the water. On an island where the dry months turned water into the scarcest resource, a single enclosure could ruin the grazing of a whole district. The Council wrote the right of access into the lease so that it would bind every later holder. The clause also shows that the Company's waste land was not simply empty ground waiting to be let. It served as common grazing for the islanders' cattle. Granting it away piece by piece had to be weighed against the needs of everyone who used it. Here the Council found a way to do both.
81	78	St. Helena March 1st 1799 I the withinnamed George Scott do hereby Assign transfer, set over and for ever relinquish All my Title, Claim Interest and Property in and to the withinmentioned Premises unto William Young Senior Master Mason his Heirs Executors Administrators and Assigns for ever - As Witness my Hand this 1st Day of March 1799 - Witnesses Geo. Scott Thomas O'Connor Henry Rove St. Helena I the withinnamed William Young do hereby assign, transfer, set over and for ever relinquish all my Title, Claim, Interest and Property in and to the withinmentioned Premises unto William Seale of the Island St. Helena, his Heirs Executors Administrators and Assigns for ever.	Two further deeds were written on George Scott's lease of Red Hill and Stony Point, sealed on 30 September 1797. In the first, Scott assigned the lease to William Young senior, a master mason. He gave up all his rights, claims and property in the land to Young and his heirs, executors, administrators and assigns for ever. Scott signed it at St Helena on 1 March 1799. Thomas O'Connor and Henry [...] witnessed it. In the second, William Young assigned all his rights, claims and property in the land to William Seale of the island, and to Seale's heirs, executors, administrators and assigns for ever. Young signed it on 1 June 180[...]. T. Lester and Thomas Hayes witnessed it. **Interpretations** Neither transfer mentioned the Governor and Council. Every other transfer in the register cited the Council's leave, as the lease itself required. These two were brief notes of assignment, signed by the seller alone, with no seal and no recorded consent. Scott and

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		As Witness my Hand this 1 Day of June 1807 Wm. Young Sr. Witnesses T. Lester Thos. Hayes	Young may have obtained leave without recording it, or they may simply have passed the lease from hand to hand. If they had no consent, the transfers broke a condition of the lease, and the Company could in principle have taken the land back. Their informality also shows how tenants could treat a lease as personal property to be signed away, whatever the formal rules required. Both deeds claimed to pass the land "for ever", although the lease ran for only 21 years from 1797. A tenant could not give away more than he held, so the words could carry no more than the remaining term. The phrase was probably copied from the language used for freehold property such as Henry Powell's house, sold to Edward Charles Smith in 1790. Clerks and tenants did not always keep the two kinds of holding apart. William Seale was the same man who later held Stephen Young's three leases and passed them to John De Fountain in July 1814. Red Hill and Stony Point added another piece to the Seale family's spreading holdings in the East Division.
82	79	No. 40 St. Helena Lease to George Scott for 16 Acres Land at 1/6 ℔ Acre, lying in the East Division - Registered in Book B Page 130 - W. W. Doveton Secy. Entered No. 40 New Reg. Thos. H. Brooke Sec. **Margin Notes:** A Description of a new Agricultural Implement, which, by the Power of one Horse per forms a variety of Op erations in Cultivation at the rate of three Acres per Day - By R. Bi[...] Feby. 1810	This summary belonged to the deed on the pages immediately before it: George Scott's lease of Red Hill and Stony Point, about 16 acres in the East Division, sealed on 30 September 1797 and signed by Governor Robert Brooke, Francis Robson and Britannicus Alexander Wright. The transfers to William Young senior and William Seale were written on the same lease. A summary written on the outside of that deed was dated at St Helena and numbered 40. It described the document as a lease to George Scott of 16 acres in the East Division, at £0 1s 6d an acre. The lease was registered in Book B at page 150, and the entry was signed by William Webber Doveton, the secretary. A later hand recorded that the deed had been entered as number 40 in the New Register, signed by Thomas H. Brooke, secretary. A note in another hand above the summary had nothing to do with the lease. It recorded a description of a new farm implement which, drawn by a single horse, could carry out a range of tasks in working the soil at a rate of three acres a day. The note was signed R. B[...] and dated [...] 1810. **Interpretations** The note on the farm implement shows that improved tillage was a live interest on St Helena by 1810. Most of the island's ground had been worked by hand, with hoes and spades, across steep and broken land. A machine drawn by one horse that could prepare three acres a day promised to multiply what a farmer could cultivate many times over. Someone jotted the description down on a spare part of a filed deed, probably while the deeds were being handled for the New Register. Whoever wrote it, it shows that by 1810 the island's land was being thought of in terms of output and improvement, and not only as ground to be fenced, planted with trees and paid for each Michaelmas. Scott's lease was numbered 40 in the New Register, near the Stephen Young leases at 43, 44 and 45. Those were the three leases William Seale held and passed to John De Fountain in 1814. Seale also came to hold this lease. Brooke's numbering seems to have grouped the deeds by their last holder or by the land's place on the map, so that the run from 40 to 45 brought together the leases that ended in the Seale and De Fountain hands. The register was arranged for finding land as it was held when the New Register was compiled, not as it had first been granted.
83	80	Island St. Helena The Lords Proprietors of this Island, the Honble. the United Company of	The East India Company, as Lords Proprietors of St Helena, leased a piece of land known as Peak Gut Point to Mary Bagley, William Webber Doveton, John

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		Merchants of England trading to the East Indies; Do hereby Demise, Grant, Lease, and to Farm, Let unto Mary Bagley, William Webber Doveton, John Bagley, and Thomas Bagley all of the said Island, Executrix and Executors to the Estate of John Bagley Decd. All that Piece or Parcel of Land called and known by the Name of Peak Gut Point, containing by estimation Eight Acres, situate, lying and being in the South Division of the said Island, butting and bounding East, West and North upon the Land of the Heirs of the said John Bagley Decd., and South upon the Honble. Company's Waste Land known by the name of Broad Gut. To have and to hold the said hereby demised Parcel of Land with the Appurtenances and every Part and Parcel thereof, unto them the said Executrix and Executors, in trust nevertheless, and to and for, the use of the Heirs of the said John Bagley Decd., their Heirs Executors Administrators, and Assigns, from the day of the date hereof for and during all the space and term of Twentyone Years from thence next ensuing Upon Condition that they the said Executrix and Executors, and also the Heirs of the said John Bagley Decd. their Heirs or allowed Assigns, Do always bear true faith and Allegiance to our Sovereign Lord King George the Third, his Heirs and Successors and true faith to them the said Honble. Company and their Successors, and shall duly obey all the Laws and Constitutions of the said Island, Yielding and Paying therefore Yearly and every Year during the **Margin Notes:** Number on Map Peak Gut Point	Bagley and Thomas Bagley, all of the island. They acted as executrix and executors of the estate of the late John Bagley. The land lay in the South Division and was estimated at 8 acres. Land belonging to John Bagley's heirs bounded it to the east, west and north. To the south lay the Company's waste land known as Broad Gut. The executrix and executors were to hold the land and everything that went with it in trust, for the use of John Bagley's heirs and of their heirs, executors, administrators and assigns. The lease ran for 21 years from the date of the deed. The executrix and executors, together with John Bagley's heirs and any assigns the Company approved, had to stay loyal to King George III and his successors and keep faith with the Company. They also had to obey all the island's laws and regulations. In return they were to pay the Company a yearly rent throughout the term. **Interpretations** This was the first lease in the register granted to executors and not to a living tenant. John Bagley had died, and the land around Peak Gut Point already belonged to his heirs. The Company could have waited until an heir came of age and then granted the land to him directly. Instead it let the 8 acres to the estate's executors to hold in trust. The heirs were probably children. The Richard Bagley named as a minor on Francis Seale's Deep Valley lease of 1790 may have been one of them. A trust let the family's holding grow while its rightful owners could not yet hold a lease themselves, and it put the land in the hands of adults who could answer to the Council for rent, fences and trees. William Webber Doveton, the island's secretary, served as one of the executors. Once again, the official who registered the island's leases was also a party to one of them, acting here as guardian of a neighbour's family estate.
84	81	No. 101 St. Helena 1797 Lease to the Executrix and Executors to the Estate of John Bagley Decd. for 8 Acres Land at 1/6 ₶ Acre, lying in the South Division - Registered in Book B Page 149 - W. W. Doveton Secy. Entered No. 101 New Register Thos. H. Brooke Sec.	This summary belonged to the lease of Peak Gut Point, about 8 acres in the South Division, granted in trust to Mary Bagley, William Webber Doveton, John Bagley and Thomas Bagley as executrix and executors of the estate of the late John Bagley. The opening of that lease came on the page before. A summary written on the outside of that deed was dated at St Helena in 1797 and numbered 101. It described the document as a lease to the executrix and executors of the estate of the late John Bagley of 8 acres in the South Division, at £0 1s 6d an acre. The lease was registered in Book B at page 149, and the entry was signed by William Webber Doveton, the secretary. A later hand recorded that the deed had been entered as number 101 in the New Register, signed by Thomas H. Brooke, secretary. **Interpretations** The Peak Gut Point lease was registered at page 149 of Book B, directly before George Scott's lease of Red Hill and Stony Point at page 150, and both carried the same rent of £0 1s 6d an acre. Both were granted in 1797, both were estimated rather than measured, and both bordered the Company's waste. The Council was evidently letting a batch of rough, outlying ground that year at a single reduced rate. Doveton entered the grants one after another as the Council made them. In the New Register, though, they ended up far apart, at numbers 40 and 101, because Brooke later grouped the deeds by holder and place instead of by date.
85	82	Island St. Helena The Lords Proprietors of this Island, the Honble. the United Company of Merchants of England trading to the East Indies, Do hereby Demise Grant Lease, and to Farm Let unto Mary Bagley,	The East India Company, as Lords Proprietors of St Helena, granted a second lease to Mary Bagley, William Webber Doveton, John Bagley and Thomas Bagley, all of the island, as executrix and executors of the estate of the late John Bagley. It covered a plot of 25¼ acres in the South Division. Land belonging to John Bagley's heirs bounded it to the east, and the

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		William Webber Doveton, John Bagley and Thomas Bagley, all of the said Island, Executrix and Executors to the Estate of John Bagley Decd. All that Piece or Parcel of Land, containing Twentyfive Acres and a Quarter, situate lying and being in the South Division of the said Island, butting and bounding East upon the Land of the Heirs of the said John Bagley Decd. and West North and South upon the Honble. Company's Waste Land To have and to hold the said hereby demised Parcel of Land with the Appurtenances and every Part and Parcel thereof unto them the said Executrix and Executors in trust nevertheless and to and for the use of the Heirs of the said John Bagley Decd. their Heirs, Executors, Administrators, and Assigns, from the day of the date hereof for and during all the space and term of Twentyone Years from thence next ensuing Upon Condition that they the said Executrix and Executors, and also the Heirs of the said John Bagley Decd., their Heirs, or allowed Assigns, Do always bear true faith and allegiance to Our Sovereign **Margin Notes:** Lease Number on Map	Company's waste land lay to the west, north and south. The executrix and executors were to hold the land and everything that went with it in trust, for the use of John Bagley's heirs and of their heirs, executors, administrators and assigns. The lease ran for 21 years from the date of the deed. The executrix and executors, together with John Bagley's heirs and any assigns the Company approved, had to stay loyal to the King and his successors, as the deed went on to set out. **Interpretations** This second grant was three times the size of Peak Gut Point and pushed the Bagley estate out into the Company's waste on three sides. The trustees were not just protecting what the heirs already held. They were enlarging it while the heirs were still too young to act. Taking on so much waste ground committed the estate to fencing and planting a large area, at a cost that would fall on the heirs' inheritance. The executors probably judged that cheap land taken now, while the Company was letting outlying ground, would be worth far more by the time the heirs came of age. The earlier Bagley sale of the Deep Valley lease in 1792 shows the estate selling as well as acquiring. The executors seem to have been reshaping the family's holdings, letting go of scattered pieces and gathering land around the heirs' own ground in the South Division.
86	83	Sovereign Lord King George the Third his Heirs, and Successors and true faith to them the said Honble. Company and their Successors, and shall duly obey all the Laws and Constitutions of the said Island Yielding and paying therefore Yearly and every Year, during the said term and time of Twentyone Years unto the said Honble. Company, their Successors Agents or Assigns, the Rent of Three Shillings and Six Pence ℔ Acre at or upon the Feast of St. Michael the Arch Angel Yearly And upon Condition that they the said Executrix and Executors, in trust for the Heirs of the said John Bagley Decd. their Heirs, Executors, Administrators or Assigns, Do and shall well and sufficiently keep up and maintain the Fences to the said Land, and the full quantity of Wood thereon And do not, nor shall Sell or Dispose of this Lease, or their interest therein without the leave and Consent of the Governor and Council for the time being. In Witness whereof We the said Governor and Council have hereunto set our Hands and affixed the Honble. Company's Seal this 23d day of July in the Thirtyeighth Year of the Reign of our said Sovereign Lord George the Third by the Grace of God of Great Britain, France, and Ireland King, Defender of the faith and so forth and in the Year of Our Lord 1798. and they the said Executrix and Executors on the part of the Heirs of the said John Bagley Decd. have	The executrix and executors, the Bagley heirs and any assigns had to stay loyal to King George III and his successors and keep faith with the Company. They also had to obey all the island's laws and regulations. Each year of the 21-year term they were to pay the Company £0 3s 6d an acre on the feast of St Michael the Archangel. Holding the land in trust for John Bagley's heirs, the executrix and executors had to keep the fences in good repair and keep the full stock of trees growing on the land. They could not sell or hand on the lease, or any share in it, without the permission of the Governor and Council in office at the time. The Governor and Council fixed the Company's seal to the deed on 23 July 1798, in the 38th year of George III's reign. The executrix and executors signed for the heirs of John Bagley, as the next page records. **Interpretations** The rent of £0 3s 6d an acre set this land between the cheap waste-edge rates and the full rate of £0 5s 0d. The Company priced the 25¼ acres higher than Peak Gut Point, granted to the same trustees the year before at £0 1s 6d an acre, even though this plot bordered the waste on three sides. Its eastern edge joined the heirs' own land, and it was probably better ground. On so many acres the difference mattered: about £4 8s 0d a year, against a little over £1 10s 0d at the lower rate. The trustees accepted a substantial yearly charge on the heirs' estate, which suggests they valued the land for its quality, not just for the ground it added.
87	84	have to the other part set their Hands and Seals the day and Year abovewritten - Rob. Brooke T. Robson W. W. Doveton **Margin Notes:** Lease	The executrix and executors signed and sealed their own copy of the lease of 25¼ acres in the South Division on the same day, 23 July 1798. The Governor and Council's signatories were Governor Robert Brooke, Francis Robson and William Webber Doveton. **Interpretations** William Webber Doveton signed this lease on both sides. He was one of the three councillors granting the land and one of the four trustees receiving it for the Bagley heirs. By 1798 he had moved, as Wright had before him, from the secretary's desk to a seat on the Council. With only three councillors present, Doveton's vote was one third of the board that approved a grant he himself would hold. Bazett had done the same with his own estates in the 1780s. Doveton was acting as a trustee, not for his own profit, but the arrangement was the same. On an island

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			governed by a handful of men, the board that granted land could rarely avoid granting it to one of its own.
88	85	No. 96 St. Helena 23d July 1798 Lease to the Executrix and Executors of Mr. John Bagley Decd. for 25¼ Acres of Land lying in the South Division at 3/6 ℔ Acre Registered in Book B Page 163 J. C. [...] Actg. Secy. Entered No. 96 New Reg. Thos. H. Brooke Sec.	This summary belonged to the deed on the pages immediately before it: the lease of 25¼ acres in the South Division granted in trust to the executrix and executors of the late John Bagley, sealed on 23 July 1798 and signed by Governor Robert Brooke, Francis Robson and William Webber Doveton. A summary written on the outside of that deed was dated at St Helena on 23 July 1798 and numbered 96. It described the document as a lease to the executrix and executors of Mr John Bagley, deceased, of 25¼ acres in the South Division, at £0 3s 6d an acre. The lease was registered in Book B at page 183, and the entry was signed by [...], the secretary. A later hand recorded that the deed had been entered as number 96 in the New Register, signed by Thomas H. Brooke, secretary. **Interpretations** A new secretary signed this summary. Doveton had joined the Council and signed the lease as a councillor, so the post of secretary had passed to someone else. That made Doveton the third secretary to rise from recording the island's leases to granting them, after Wright. On so small an island, the secretary's desk was the usual road to the Council. The two Bagley trust leases were numbered 101 and 96 in the New Register, close together but not in order of grant. Brooke kept the Bagley estate's deeds in one cluster, as he had done for the Young and Seale holdings, but within the cluster he did not follow the sequence in which the Company had granted them.
89	86	Island St. Helena The Lords Proprietors of this Island, the Honorable the United Company of Merchants of England trading to the East Indies, Do hereby Demise, Grant, Lease, and to Farm, Let unto William Pierce, Major in the Garrison of said Island, All those Two Pieces or Parcels of Land, containing Seven Acres, and a half, situate lying and being in the West Division of the aforesaid Island. Seven Acres butting and bounding East upon the said William Pierce's own Land, West and North upon the Honble. Company's Waste Land and South upon the Land of Martin Alexander Harper, Planter, the other half Acre, butting and bounding, East, North and South upon the Land of him the said William Pierce, and West upon the Honble. Company's Waste Land. To have and to hold the said hereby demised Parcels of Land, with the Appurtenances, and every Part and Parcel thereof, unto him the said William Pierce his Heirs, Executors, Administrators, and Assigns from the day of the date hereof, for and during all the space and term of Twentyone Years from thence next ensuing Upon Condition that he the said William Pierce, his Heirs or allowed Assigns, Do always bear true faith and Allegiance to our Sovereign Lord King George the **Margin Notes:** Lease Number on Map	The East India Company, as Lords Proprietors of St Helena, leased to William Pierce, a major in the island's garrison, two pieces of land in the West Division, 7½ acres in all. The larger piece covered 7 acres. Pierce's own land bounded it to the east, and the Company's waste land to the west and north. Land held by Martin Alexander Harper, a planter, lay to the south. The smaller piece covered ½ acre, with Pierce's own land to the east, north and south and the Company's waste land to the west. The lease gave Pierce the land and everything that went with it for 21 years from the date of the deed. The rights passed to his heirs, executors, administrators and assigns for the same term. Pierce, his heirs and any assigns the Company approved had to stay loyal to King George III, as the deed went on to set out. **Interpretations** Pierce had been a captain when he received 6¼ acres in the West Division in September 1794. He was now a major, and he went on enlarging his holding on that side of the island. The memorandum on the earlier lease showed him already paying rent on more than 30 acres. This grant pushed his land further out into the Company's waste. As with the Seales and the Bagleys, an officer's rise in rank went hand in hand with a growing estate. Martin Alexander Harper held the land to the south. In April 1798 he had bought Richard Knipe's lease of the Tobacco Plains in the West Division, and his attorneys sold it on to Edmund Howse in May 1799. That plot was surrounded by waste land, and Harper's holding beside Pierce's suggests his land lay in the same stretch of the West Division, close to the old tobacco ground.
90	87	the Third, his Heirs and Successors, and true faith to them the said Honble. Company, and their Successors, and shall duly obey all the Laws and Constitutions of the said Island. Yielding and paying therefore Yearly, and every Year, during the said term and time of Twentyone Years, unto the said Honorable	Pierce, his heirs and any assigns the Company approved had to keep faith with the Company and obey all the island's laws and regulations. Each year of the 21-year term they were to pay the Company £0 2s 6d an acre on the feast of St Michael the Archangel. They had to keep the fences round the land in good

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		Company, their Successors, Agents or Assigns, the Rent of Two Shillings and Six Pence ℔ Acre, at or upon the Feast of St. Michael the Arch Angel Yearly. And upon Condition that he the said William Pierce, his Heirs, Executors Administrators or Assigns Do and shall well and sufficiently keep up and maintain the Fences to the said Lands, and the full quantity of Wood thereon. And do not nor shall Sell or dispose of this Lease or his or their interest therein, without the Leave and Consent of the Governor and Council for the time being. In Witness whereof We the said Governor and Council have hereunto set our Hands, and affixed the Honble. Company's Seal, this 18th day of March, in the Thirtyninth Year of the Reign of Our said Sovereign Lord George the Third, by the Grace of God, of Great Britain, France, and Ireland, King, Defender of the faith, and so forth, and in the Year of Our Lord 1799. And he the said William Pierce hath to the other part set his Hand and Seal, the day and Year abovewritten - Rob. Brooke T. Robson W. W. Doveton	repair and keep the full stock of trees growing on it. They could not sell or hand on the lease, or any share in it, without the permission of the Governor and Council in office at the time. The Governor and Council signed the deed and fixed the Company's seal to it on 18 March 1799, in the 39th year of George III's reign. The signatories were Governor Robert Brooke, Francis Robson and William Webber Doveton. Pierce signed and sealed his own copy as tenant on the same day. **Interpretations** Pierce paid £0 2s 6d an acre for this land, five times the £0 0s 6d he paid for his 6¼ acres in 1794. Both grants lay in the West Division beside his own estate, and this one bordered the waste as well. If the earlier rate had been a favour to a long-serving officer, it was not repeated. The Company now charged him a middling rate suited to rough land on the edge of the waste, the same kind of figure it set for other tenants in the late 1790s. The woodland clause reverted to the older wording. Pierce's 1794 lease and Scott's of 1797 had fixed the duty at one tenth of the land. This lease asked only for the "full quantity" of wood, with no proportion stated. The Council evidently did not yet apply its measurable standard to every grant. Which form appeared in a deed may have depended on the clerk who drew it up.
91	88	Blank page	
92	89	No. 238 St. Helena 18th March 1799 Lease to Major William Pierce for 7½ Acres of Land lying in the West Division @ 2/6 ℔ Acre Entered No. 238 New Reg. Thos. H. Brooke Sec. Registered in Book B Page 166 - W. W. Doveton Secy. 25 Sept. 1810 18 Mar. 1799 11 21 Years **Margin Notes:** 2111080 [...]	This summary belonged to the deed on the pages immediately before it: Major William Pierce's lease of 7½ acres in the West Division, sealed on 18 March 1799 and signed by Governor Robert Brooke, Francis Robson and William Webber Doveton. A summary written on the outside of that deed was dated at St Helena on 18 March 1799 and numbered 239. It described the document as a lease to Major William Pierce of 7½ acres in the West Division, at £0 2s 6d an acre. A later hand recorded that the deed had been entered as number 239 in the New Register, signed by Thomas H. Brooke, secretary. The lease was registered in Book B at page 186, and the entry was signed by [...], the secretary. A pencilled note beneath gave the dates 5 September 1810 and 18 March 1799, with some figures that could not be read with confidence [...]. A further number written at the head of the summary could not be read with confidence [...]. **Interpretations** Pierce's two leases sat side by side in the New Register: the 6¼ acres of 1794 at number 237 and this grant of 1799 at number 239. Brooke again gathered one holder's deeds into a single run, so that Pierce's estate in the West Division could be traced in one place. The pencilled date of September 1810 matches the note on the 1794 lease. Both of Pierce's leases were probably checked or valued together that year, perhaps when his holding was reviewed for renewal or passed to someone else.
93	90	Island St. Helena The Lords Proprietors of this Island, the Honorable the United Company of Merchants of England trading to the East Indies, Do hereby Demise, Grant, Lease and to Farm, Let unto Melinda of the said Island, Inhabitant. All that Piece or Parcel of Ground containing Fortysix feet in length, and Fortysix feet in breadth, situate lying and being in James's Valley butting and bounding East upon a Passage to be left between the aforesaid Ground, and the Premises of William Wrangham and John Newton, and West North and South upon the Honble. Company's Waste Land. To have and	The East India Company, as Lords Proprietors of St Helena, leased to Melinda, an inhabitant of the island, a piece of ground in James's Valley measuring 41 feet long and 46 feet wide. To the east lay a passage, which was to be left open between this ground and the premises of William Wrangham and John Newton. The Company's waste land lay to the west, north and south. The lease gave Melinda the ground and everything that went with it for 21 years from the date of the deed. The rights passed to her heirs, executors, administrators and assigns for the same term. Melinda, her heirs and any assigns the Company approved had to stay loyal to King George III and his successors and keep faith with the Company. They also had to obey all the island's laws and regulations. Each

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		to hold the said hereby Demised Piece or Parcel of Ground, with the Appurtenances and every Part and Parcel thereof, unto her the said Melinda, her Heirs Executors, Administrators, and Assigns, from the day of the date hereof for and during all the space and term of Twentyone Years from thence next ensuing. Upon Condition that she, the said Melinda, her Heirs or allowed Assigns Do always bear true faith and Allegiance to Our Sovereign Lord King George the III his Heirs & Successors, and true faith to them the said Honble. Company, and their Successors, and shall duly obey all the Laws and Constitutions of the said Island. Yielding and paying therefore Yearly and every Year, during the said term and time of Twentyone Years unto the said Honble. Company, their Successors, Agents, or Assigns the Rent of Eleven Shillings and Six Pence ℔ Annum, at or upon the Feast of St. Michael the Arch Angel Yearly **Margin Notes:** Lease Number on Map Town	year of the term they were to pay the Company a rent of £0 11s 6d on the feast of St Michael the Archangel. **Interpretations** Melinda was the first woman in the register to take a lease from the Company in her own right, and the deed gave her no surname. On St Helena a person known by a single name was almost always a slave or a former slave. Melinda was probably a free black woman. Her lease shows that people freed from slavery on the island could hold ground directly from the Company on the same terms as any other tenant, with the same rights passing to their heirs. A freed person with a lease could also build a house and have a fixed place in the town. This was a town plot, not farmland. Like Robert Leech's ground of 1782, it was measured in feet, not acres, and its rent was a fixed yearly sum rather than a rate per acre. The ground lay on the edge of the built-up part of Jamestown, with waste land on three sides. The deed kept a passage open on the east between Melinda's plot and her neighbours' premises. As with the watering place on George Scott's lease, the Council made sure a new grant did not cut off access that other people needed, here a way through the growing town.
94	91	And upon Condition that she the said Melinda, her Heirs, Executors, Administrators, or Assigns, Do and shall well and sufficiently keep up and maintain in good order and repair all such Houses, Edifices, or Buildings as now are or may hereafter be Built or Erected upon said Piece of Ground, or upon any part thereof. And do not, nor shall Sell, or dispose of this Lease, or her or their interest therein without the Leave and consent of the Governor and Council for the time being. In Witness whereof We the said Governor and Council have hereunto set Our hands and affixed the Honble. Company's Seal this 29th Day of September, in the Fortieth Year of the Reign of our said Sovereign Lord George the Third, by the Grace of God of Great Britain, France and Ireland, King, Defender of the faith, and so forth, and in the Year of Our Lord 1800. And she the said Melinda hath to the other part set her Hand and Seal the Day and Year abovewritten - Rob. Brooke T. Robson W. W. Doveton **Margin Notes:** Yearly Lease	Melinda, her heirs, executors, administrators and assigns had to keep any houses or other buildings standing on the ground, or built there later, in good order and repair. They could not sell or hand on the lease, or any share in it, without the permission of the Governor and Council in office at the time. The Governor and Council signed the deed and fixed the Company's seal to it on 29 September 1800, in the 40th year of George III's reign. The signatories were Governor Robert Brooke, Francis Robson and William Webber Doveton. Melinda signed and sealed her own copy as tenant on the same day. **Interpretations** The conditions of this lease were written for a town plot. In place of the farm leases' duties to keep up fences and trees, Melinda had to keep her buildings in repair. The Company was interested in the state of Jamestown's houses, not in woodland. A neglected house in a crowded town was a fire risk and an eyesore, and when the lease ended the Company would take back whatever stood on the ground. The repair clause protected the value of buildings that would one day come back to it. The deed was sealed on Michaelmas, the rent day, so Melinda's first payment of £0 11s 6d fell due a full year later. She dealt with the Governor and Council directly and signed as tenant in the same form as the officers and planters before her. Nothing in the deed set her terms apart from theirs.
95	92	Blank page	
96	93	No. 89 St. Helena 29 Sept. 1800 Lease to Melinda for Ground in James's Valley, at 11/6 ℔ Annum - Registered in Book B Page 210 W. W. Doveton Secy. Entered No. 89 New Reg. Thos. H. Brooke	This summary belonged to the deed on the pages immediately before it: Melinda's lease of a piece of ground in James's Valley, sealed on 29 September 1800 and signed by Governor Robert Brooke, Francis Robson and William Webber Doveton. A summary written on the outside of that deed was dated at St Helena on 29 September 1800 and numbered 89. It described the document as a lease to Melinda of ground in James's Valley, at £0 11s 6d a year. The lease was registered in Book B at page 200, and the entry was signed by [...], the secretary. A later hand recorded that the deed had been entered as number 89 in the New Register, signed by Thomas H. Brooke, secretary.
97	94	Island St. Helena The Lords Proprietors of this Island, the Honorable the United Company of Merchants	The East India Company, as Lords Proprietors of St Helena, leased to Robert Leech, a gentleman of the island, a piece of ground in James's Valley measuring 42 feet long and 30 feet deep. Leech's own premises bounded it to the east. To the west lay a passage, which

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		of England, trading to the East Indies, Do hereby Demise Grant, Lease, and to Farm, Let unto Robert Leech of the said Island, Gentleman. All that Piece or Parcel of Ground, containing Fortyfive feet in length, and Thirty feet in depth, situate lying and being in James's Valley butting and bounding East upon the said Robert Leech's own Premises, West upon a Passage to be left between the said Ground and the main Water Course, and North and South upon the Honble. Company's Premises, and Waste Land. To have and to hold the said hereby Demised Piece or Parcel of Ground with the Appurtenances and every Part and Parcel thereof unto him the said Robert Leech, his Heirs, Executors Administrators, and Assigns, from the day of the date hereof for and during all the space and term of Twentyone Years from thence next ensuing. Upon Condition that he the said Robert Leech, his Heirs or allowed Assigns, Do always bear true faith and Allegiance to our Sovereign Lord King George the Third, his Heirs and Successors, and true faith to them the said Honble. Company, and their Successors, and shall duly obey all the Laws and Constitutions of the said Island. Yielding, and paying therefore Yearly, and every Year, during the said term and time of Twentyone Years, unto the said Honble. Company, their Successors, Agents or Assigns, the Rent of Ten Shillings and Six Pence ℔ Annum at **Margin Notes:** Lease Number on Map Town	was to be left open between this ground and the main watercourse. The Company's premises and waste land lay to the north and south. The lease gave Leech the ground and everything that went with it for 21 years from the date of the deed. The rights passed to his heirs, executors, administrators and assigns for the same term. Leech, his heirs and any assigns the Company approved had to stay loyal to King George III and his successors and keep faith with the Company. They also had to obey all the island's laws and regulations. Each year of the term they were to pay the Company a rent of £0 10s 6d. **Interpretations** This was Leech's second town plot in James's Valley. In March 1782 he leased the ground behind his house, running 80 feet along the watercourse. Eighteen years later he took another strip beside his own premises, enlarging his property in the heart of Jamestown much as the planters enlarged their farms in the country. The Council kept a passage open between the new ground and the main watercourse. Leech already held land along the stream, and taking in this strip could have closed the last open way to the water from that side. The town's watercourse supplied households, washing and the shipping in the roads, so access to it was a public need. As with the watering place on George Scott's lease and the passage beside Melinda's plot, the Council granted the ground but kept the way to the water open for everyone else.
98	95	at or upon the Feast of St. Michael the Arch Angel Yearly. And upon Condition that he the said Robert Leech his Heirs, Executors, Administrators, or Assigns Do and shall well and sufficiently keep up and maintain in good order and repair, all such Houses, Edifices, or Buildings, as now are, or may hereafter be Built, or Erected, upon said Piece of Ground, or any part thereof. And do not, nor shall Sell, or dispose of this Lease, or his, or their interest therein, without the leave and consent of the Governor and Council for the time being. In Witness whereof We the said Governor and Council have hereunto set our Hands, and affixed the Honble. Company's Seal, this 29th day of September, in the Fortieth Year of the Reign of our said Sovereign Lord George the Third, by the Grace of God of Great Britain, France, and Ireland, King, Defender of the faith, and so forth, and in the Year of our Lord, 1800. And he the said Robert Leech, hath to the other part, set his Hand and Seal, the day and Year abovewritten - Rob. Brooke T. Robson W. W. Doveton	Rent fell due each year on the feast of St Michael the Archangel. Leech and those who came after him had to keep any houses or other buildings standing on the ground, or built there later, in good order and repair. They could not sell or hand on the lease, or any share in it, without the permission of the Governor and Council in office at the time. The Governor and Council signed the deed and fixed the Company's seal to it on 29 September 1800, in the 40th year of George III's reign. The signatories were Governor Robert Brooke, Francis Robson and William Webber Doveton. Leech signed and sealed his own copy as tenant on the same day. **Interpretations** Leech's lease was sealed on the same day as Melinda's, Michaelmas 1800, and on the same terms: a fixed yearly rent, a duty to keep buildings in repair and a passage kept open beside the ground. The Council evidently dealt with a batch of Jamestown plots at once, using a standard form for town ground quite separate from its farm leases. A gentleman with property in the valley since 1782 and a woman known by a single name received the same conditions on the same day. For town ground, the Company's terms depended on the kind of land, not on the standing of the tenant.
99	96	Blank page	
100	97	12/ St. Helena 29 Septr. 1800 No. 56 Entered No. 56 New Register Thos. H. Brooke Sec. Lease to Mr. Robert Leech for Ground in James's Valley at 10/6 ℔ Annum - Registered in Book B Page 189	This summary belonged to the deed on the pages immediately before it: Robert Leech's lease of a piece of ground in James's Valley, sealed on 29 September 1800 and signed by Governor Robert Brooke, Francis Robson and William Webber Doveton. A summary written on the outside of that deed was dated at St Helena on 29 September 1800 and numbered 56, with "11" written above it. It described the document as a lease to Mr Robert Leech of ground in James's Valley, at £0 10s 6d a year. The lease was registered in Book B at page 189, and the entry was signed by [...], the secretary. A note in another hand

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		W. W. Doveton Secy.	recorded that the deed had been entered as number 56 in the New Register, signed by Thomas H. Brooke, secretary. **Interpretations** Leech's and Melinda's leases were sealed on the same day, but they were registered eleven pages apart in Book B, at pages 189 and 200. They also ended up far apart in the New Register, at numbers 56 and 89. Their being granted together counted for nothing in either register. The secretary of 1800 was probably not filling Book B strictly in order, and Brooke later placed each town plot according to its holder or its place on the map.
101	98	Island St. Helena The Lords Proprietors of this Island, the Honorable the United Company of Merchants of England, trading to the East Indies, Do hereby Demise, Grant, Lease, and to Farm, Let unto Thomas Alsworth of the said Island, Publican, All that Piece or Parcel of Ground lying in James's Valley, containing Fifty feet in length, and Fortysix feet in depth. Butting and bounding East upon the said Thomas Alsworths own Premises, and West North and South upon the Honble. Company's Waste Land. To have and to hold the said hereby demised Piece of Ground with the Appurtenances and every Part and Parcel thereof unto him the said Thomas Alsworth, his Heirs, Executors, Administrators and Assigns, from the day of the date hereof for and during all the space and term of Twentyone Years from thence next ensuing. Upon Condition that he the said Thomas Alsworth, his Heirs, or allowed Assigns, Do always bear true faith and Allegiance to our Sovereign Lord King George, the Third, his Heirs and Successors, and true faith to them the said Honble. Company, and their Successors, and shall duly obey all the Laws and Constitutions of the said Island Yielding and paying therefore Yearly, and every Year, during the said term and time of Twentyone Years, unto the said Honble. Company, their Successors Agents, or Assigns, the Rent of Twelve Shillings and Six Pence ℔ Annum, at or upon the Feast of St. Michael the Arch Angel Yearly. And upon Condition that he the said Thomas Alsworth, his Heirs, Executors, Administrators or Assigns Do and shall well and sufficiently keep up and maintain in good order and repair, all such Houses **Margin Notes:** Lease Number on Map Town	The East India Company, as Lords Proprietors of St Helena, leased to Thomas Alesworth, a publican on the island, a piece of ground in James's Valley measuring 50 feet long and 46 feet deep. Alesworth's own premises bounded it to the east, and the Company's waste land lay to the west, north and south. The lease gave Alesworth the ground and everything that went with it for 21 years from the date of the deed. The rights passed to his heirs, executors, administrators and assigns for the same term. Alesworth, his heirs and any assigns the Company approved had to stay loyal to King George III and his successors and keep faith with the Company. They also had to obey all the island's laws and regulations. Each year of the term they were to pay the Company a rent of £0 12s 6d on the feast of St Michael the Archangel. They also had to keep any houses standing on the ground in good order and repair. **Interpretations** Alesworth was a publican, and his new ground lay beside premises he already held. He was probably extending his inn or its yard. Jamestown's public houses served the crews and passengers of every ship in the roads, and the town's trade rose and fell with the shipping. A publican who took more ground on the edge of the town was betting that the passing trade would keep growing. Earlier in the Council's letters, Henry Powell, another innkeeper, failed to pay for the house he bought from William Wrangham. Not every such venture paid off. Like Melinda's and Leech's plots, this ground was let at a fixed yearly rent with a duty to keep the buildings in repair. Its edge on the Company's waste on three sides shows Jamestown spreading up James's Valley onto ground that had not been built on before.
102	99	Houses, Edifices, or Buildings, that now are, or may hereafter be Built or Erected upon said Piece of Ground, or any Part thereof. And do not, nor shall Sell, or Dispose of this Lease, or his or their Interest therein, without the leave and consent of the Governor and Council for the time being. In Witness whereof We the said Governor and Council, have hereunto set our Hands, and affixed the Honble. Company's Seal, this 29th Day of September, in the Fortieth Year of the Reign, of our said Sovereign Lord George the Third by the Grace of God of Great Britain, France, and Ireland, King, Defender of the faith, and so forth, and in the Year of Our Lord 1800. And he the said Thomas Alsworth, hath to the other part, set his Hand and Seal, the Day and Year abovewritten Rob. Brooke	Alesworth's duty to keep the buildings in repair covered any houses or other buildings standing on the ground, or built there later. He and those who came after him could not sell or hand on the lease, or any share in it, without the permission of the Governor and Council in office at the time. The Governor and Council signed the deed and fixed the Company's seal to it on 29 September 1800, in the 40th year of George III's reign. The signatories were Governor Robert Brooke, Francis Robson and William Webber Doveton. Alesworth signed and sealed his own copy as tenant on the same day. **Interpretations** This was the third town lease sealed on Michaelmas 1800, after those of Melinda and Robert Leech. All three plots lay in James's Valley, and all were let on the same printed conditions. The Council

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		T. Robson W. W. Doveton	seems to have used the rent day to regularise a group of holdings on the edge of Jamestown at once. Some of the ground may already have been occupied or built on informally, since each lease covered buildings that "now are" on the plot as well as any built later. Turning such occupation into formal leases brought the town's spreading edge under rent and gave the Company a written record of who held each piece of ground.
103	100	Blank page	
104	101	No. 115 St. Helena 29 Septr. 1800 Lease to Thos. Alsworth for Ground in James's Valley at 12/6 ℔ Annum - Registered in Book B Page 193 - W. W. Doveton Secy. Entered No. 115 New Regr. Thos. H. Brooke Sec.	This summary belonged to the deed on the pages immediately before it: Thomas Alesworth's lease of a piece of ground in James's Valley, sealed on 29 September 1800 and signed by Governor Robert Brooke, Francis Robson and William Webber Doveton. A summary written on the outside of that deed was dated at St Helena on 29 September 1800 and numbered 115. It described the document as a lease to Thomas Alesworth of ground in James's Valley, at £0 12s 6d a year. The lease was registered in Book B at page 193, and the entry was signed by [...], the secretary. A later hand recorded that the deed had been entered as number 115 in the New Register, signed by Thomas H. Brooke, secretary. **Interpretations** The three town leases of Michaelmas 1800 sat at pages 189, 193 and 200 of Book B, close together but not consecutive. The secretary entered them within a few pages of one another, probably with other business in between. In the New Register they were scattered at numbers 56, 89 and 115. The secretary of 1800 recorded the batch as one piece of work, but Brooke's later arrangement split it up according to each plot's holder or its place on the map.
105	102	Island St. Helena The Lords Proprietors of this Island, the Honorable the United Company of Merchants of England, trading to the East Indies, Do hereby Demise, Grant Lease and to Farm Let unto Richard Knipe of the said Island Planter All those Two Pieces or Parcels of Land containing in the whole Twelve Acres, situate lying and being in Peak Gut, in the West Division of the said Island Butting and Bounding East upon the Lands of the Heirs of John Bagley Decd. West upon the Honble. Company's Waste Land, and North and South upon the Lands of Thomas Bagley. To have and to hold the said hereby demised Two Pieces of Land, with the Appurtenances and every Part and Parcel thereof, unto him the said Richard Knipe, his Heirs, Executors, Administrators, and Assigns from the day of the date hereof for and during all the space and term of Twentyone Years from thence next ensuing. Upon Condition that he the said Richard Knipe, his Heirs, Executors, Administrators or Assigns, Do always bear true faith and Allegiance to our Sovereign Lord King George the Third, his Heirs and Successors, and true faith to them the said Honble. Company, and their Successors, and shall duly obey all the Laws and Constitutions of the said Island. Yielding and paying therefore Yearly and every Year, during the said term and time of Twentyone Years, unto the said	The East India Company, as Lords Proprietors of St Helena, leased to Richard Knipe, a planter on the island, two pieces of land in Peak Gut in the West Division, 12 acres in all. Land belonging to the heirs of the late John Bagley bounded them to the east, and the Company's waste land to the west. Thomas Bagley's land lay to the north and south. The lease gave Knipe the land and everything that went with it for 21 years from the date of the deed. The rights passed to his heirs, executors, administrators and assigns for the same term. Knipe, his heirs and any assigns the Company approved had to stay loyal to King George III and his successors and keep faith with the Company. They also had to obey all the island's laws and regulations. Each year of the term they were to pay the Company £0 5s 0d an acre for 11 of the acres and £0 4s 0d for the remaining acre, on the feast of St Michael the Archangel. Further conditions followed, as the deed went on to set out. **Interpretations** Knipe had been a lieutenant when he took the Tobacco Plains in 1788. He sold that lease to Robert Hayes in 1794 for £100 0s 0d. He now appeared as a planter, taking a fresh grant in Peak Gut. He had evidently left the garrison and turned to farming, using the profit from improving one plot to start on another. This time he paid close to the full rate. Peak Gut lay beside the Bagley lands, which the trustees were building up in the late 1790s, and it was evidently good ground. Thomas Bagley now held land in his own name beside this grant. In 1797 and 1798 he had acted only as one of the executors holding the Bagley land in trust. A Bagley holding in his own right suggests the estate had begun to pass to the family members directly, perhaps as the heirs came of age. Peak Gut Point had been described as lying in the South Division, while this lease placed Peak Gut

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		Honble. Company, their Successors, Agents, or Assigns the Rent of Five Shillings ℔ Acre for Eleven Acres & Four Shillings for the other Acre of the abovementioned Land, at or upon the Feast of St. Michael the Arch Angel Yearly. And upon Condition that he the said Richard Knipe his Heirs **Margin Notes:** Number on Map Peak Gut 12 Acres	in the West. The gut probably ran close to the line between the two divisions, so that land along it could be assigned to either, depending on which part of the valley a grant covered.
106	103	Heirs, Executors, Administrators, or Assigns, Do and shall well and sufficiently keep up and maintain the Fences to the said Land, and the full quantity of Wood thereon. And do not, nor shall Sell, or dispose of this Lease, or his or their interest therein, without the leave and consent of the Governor and Council for the time being. In Witness whereof We the said Governor and Council, have hereunto set Our Hands and affixed the Honble. Company's Seal this 24th day of November, in the Fortyfirst Year of the Reign of Our said Sovereign Lord George the Third, by the Grace of God of Great Britain, France, and Ireland, King, Defender of the faith, and so forth, and in the Year of Our Lord 1800. And he the said Richard Knipe hath to the other part set his Hand and Seal the Day and Year abovewritten - Rob. Brooke T. Robson W. W. Doveton	Knipe and those who came after him had to keep the fences round the land in good repair and keep the full stock of trees growing on it. They could not sell or hand on the lease, or any share in it, without the permission of the Governor and Council in office at the time. The Governor and Council signed the deed and fixed the Company's seal to it on 24 November 1800, in the 41st year of George III's reign. The signatories were Governor Robert Brooke, Francis Robson and William Webber Doveton. Knipe signed and sealed his own copy as tenant on the same day.
107	104	Isd. St. Helena 9th Feby. 1810 Be it Remembered that I Frederick Alexander Executor to the Estate of Richard Knipe decd. having full power and authority so to do and act, Have Bargained, sold, Assigned, transferred and set over unto Charles Sampson his heirs & Assigns. All and every the within mentioned Lease, to have & to hold the said Lease, unto the aforesaid Charles Sampson, his heirs and assigns, from the date hereof for ever, I having first received the valuable consideration of £ 250 - Sterling, the receipt whereof I do hereby acknowledge, as witness my hand and Seal - Fredk. Alexander Exor. Witnesses Thos. Beale G. R. Bruce	A further deed was written on Richard Knipe's lease of 12 acres in Peak Gut, sealed on 24 November 1800. In it, Frederick Alexander, executor of the estate of the late Richard Knipe, sold the lease to Charles Sampson. Alexander had full power and authority as executor to make the sale. Sampson and his heirs and assigns were to hold the lease from the date of the deed "for ever". Sampson paid £250 0s 0d sterling, and Alexander acknowledged receiving it. Alexander signed and sealed the deed at St Helena on 9 February 1810. Thomas Beale and G. R. Bruce witnessed it. **Interpretations** Knipe had died by 1810, and his executor sold his Peak Gut lease for £250 0s 0d, more than any other price recorded in the register. In 1800 the land was 12 acres let at the full rate. Ten years of Knipe's fencing and planting had made it worth a quarter of a thousand pounds, even with only 11 years of the lease left to run. As with the Tobacco Plains, which Knipe had improved and sold in 1794, the value lay in the work done on the ground, not in the Company's title to it. Knipe's career on the island ran from garrison lieutenant to improving planter, and his estate realised the result after his death. The deed made no mention of the Governor and Council's consent, which the lease required for any transfer. Like the informal assignments on George Scott's lease, it spoke of holding the land "for ever", though the lease expired in 1821. By 1810 the language of freehold sale had crept into dealings in Company leases, and the formal requirement of consent was not always written into the deeds.

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108	105	No. 88 St. Helena 24 November 1800 Lease to Mr. Richard Knipe for Two Pieces Land in the West Division. 11 Acres of which at 5/ ℔ Acre. and One Acre at 4/ - Registered in Book B Page 210 - J. [...] Actg. Secy. Entd. No. 88 in New Regr. Thos. H. Brooke Sec.	This summary belonged to the deed on the pages immediately before it: Richard Knipe's lease of 12 acres in Peak Gut in the West Division, sealed on 24 November 1800 and signed by Governor Robert Brooke, Francis Robson and William Webber Doveton. The 1810 sale to Charles Sampson was written on the same lease. A summary written on the outside of that deed was dated at St Helena on 24 November 1800 and numbered 88. It described the document as a lease to Mr Richard Knipe of two pieces of land in the West Division: 11 acres at £0 5s 0d an acre and one acre at £0 4s 0d. The lease was registered in Book B at page 210, and the entry was signed by [...], the secretary. A later hand recorded that the deed had been entered as number 88 in the New Register, signed by Thomas H. Brooke, secretary. Two short pencilled figures near the head could not be read with confidence [...]. **Interpretations** Knipe's Peak Gut lease stood at number 88 in the New Register, next to Melinda's town lease at 89, although the two had nothing in common in place, date or kind of land. This run of the New Register does not seem to follow holder, place or date. Brooke may have numbered some deeds simply in the order in which they came to hand when he compiled the register.
109	106	Island St. Helena The Lords Proprietors of this Island the Honorable the United Company of Merchants of England trading to the East Indies Do hereby demise, Grant, Lease and to Farm, Let unto Benjamin Bagley. All that Piece or Parcel of Land containing Fifteen Acres, situate, lying and being in the South Division of the said Island butting and bounding North upon the Land of him the said Benjamin Bagley, East upon the Land of N. Kennedy decd. West upon the Lands of John Scott and South upon the Honble. Companys Waste Land. To have and to hold the said hereby Demised parcel of Land with the appurtenances and every part and parcel thereof unto him the said Benjamin Bagley his Heirs, Executors Administrators and Assigns from the day of the Date hereof for and during all the space and term of Twenty One Years from thence next ensuing. Upon Condition that he the said Benjamin Bagley his Heirs, Executors, Admors. or Assigns, do and shall bear true faith and allegiance to our Sovereign Lord King George the third, His heirs and Successors and true faith to them the said Honble. Company and their Successors and shall duly obey all the Laws and Constitutions of the said Island. Yielding and paying therefore Yearly and every Year during the said term and time of Twenty one Years unto the Honble. Company their Successors, Agents or Assigns the Rent of Two Shillings and Six Pence ℔ Acre at or upon the Feast of St. Michael the Arch Angel Yearly. And upon condition that he the said Benjamin Bagley, his Heirs, Executors Administrators or Assigns, Do and shall well and sufficiently	The East India Company, as Lords Proprietors of St Helena, leased to Benjamin Bagley a plot of 15 acres in the South Division. Bagley's own land bounded it to the north. Land belonging to the late N. Kennedy lay to the east and John Scott's land to the west. The Company's waste land lay to the south. The lease gave Bagley the plot and everything that went with it for 21 years from the date of the deed. The rights passed to his heirs, executors, administrators and assigns for the same term. Bagley, his heirs, executors, administrators and assigns had to stay loyal to King George III and his successors and keep faith with the Company. They also had to obey all the island's laws and regulations. Each year of the term they were to pay the Company £0 2s 6d an acre on the feast of St Michael the Archangel. Further conditions followed, as the deed went on to set out. **Interpretations** Benjamin Bagley was a third member of the family to hold land in the South Division in his own right, after the trustees of John Bagley's estate and Thomas Bagley. The family's ground there had now grown into a substantial block stretching out to the Company's waste. This plot was let at £0 2s 6d an acre, a middle rate suited to ground on the edge of the waste, the same rate the Company charged William Pierce in 1799. The late N. Kennedy who held the land to the east was probably Nathaniel Kennedy, one of the two island gentlemen who stood surety for Samuel Mason when he was promoted to factor in November 1783. By the time of this lease he had died. His holding was still known by his name, as land on the island commonly was after its holder's death.

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		Margin Notes: Lease Number on Map	
110	107	sufficiently keep up and maintain the Fences to the said Land and the full Quantity of Wood thereon and do not, nor shall sell or dispose of this Lease or his or their Interest therein without the leave and Consent of the Governor and Council for the time being. In Witness whereof We the said Governor and Council have hereunto set our Hands and Affixed the Honble. Company's Seal this 30th Day of September in the Forty first Year of the Reign of Our Sovereign Lord George the Third, by the Grace of God, of the United Kingdom of Great Britain and Ireland King, Defender of the Faith and so forth and in the Year of Our Lord 1801. And he the said Benjamin Bagley hath to the other part set his hand and Seal the Day and Year abovewritten - T. Robson W. W. Doveton James Cocks	Bagley and those who came after him had to keep the fences round the land in good repair and keep the full stock of trees growing on it. They could not sell or hand on the lease, or any share in it, without the permission of the Governor and Council in office at the time. The Governor and Council signed the deed and fixed the Company's seal to it on 30 September 1801, in the 41st year of George III's reign. The signatories were Acting Governor Francis Robson, William Webber Doveton and James Cocks. Bagley signed and sealed his own copy as tenant on the same day. **Interpretations** Governor Robert Brooke, who had headed every grant since 1787, did not sign this lease. He left office on 13 July 1801. Francis Robson, his senior councillor for 14 years, signed first as acting governor, a post he held until Robert Patton arrived on 11 March 1802. James Cocks joined the board for the first time. The change of governor made no difference to the form of the lease. Robson kept to the conditions he had signed under Brooke since 1787. The King's title had changed. Every earlier lease called George III King of Great Britain, France and Ireland. This deed called him King of the United Kingdom of Great Britain and Ireland. The Act of Union with Ireland took effect on 1 January 1801, and with it the Crown dropped its centuries-old claim to the throne of France. The island's clerk adopted the new title within the same year, and the change reached even a farm lease on a remote island.
111	108	Island St. Helena Know all Men by these presents that We Thomas Bagley Henry Porteous & Mary Bagley Executors & Executrix of the late Benjamin Bagley, for and in consideration of a certain Sum of Money, do by these Presents Assign transfer & set over unto William Seale Senr. of the said Island all our Right, Title and Interest, in and to the annexed Lease for the time yet to come and unexpired of the same upon the terms & Conditions mentioned in the said Lease, pursuant to Liberty given us by the Governor & Council for so doing. In Witness We have hereunto set our Hands and Seals this 7 day of August 1808 Signed Sealed and Thomas Bagley delivered in the presence of us. John Irving Fredk. Alexander Henry Porteous	A further deed was written on Benjamin Bagley's lease of 15 acres in the South Division, sealed on 30 September 1801. In it, Thomas Bagley, Henry Porteous and Mary Bagley, as executors and executrix of the late Benjamin Bagley, transferred the lease to William Seale senior of the island in return for a sum of money. They passed to him all their rights and claims in the lease for the rest of its term, on the lease's original conditions. The Governor and Council had given them leave to make the transfer. The deed was dated 1 August 1808. Thomas Bagley and Henry Porteous signed and sealed it, and a third seal was fixed beside theirs. John Dring and Frederick Alexander witnessed it. **Interpretations** Benjamin Bagley held this land for less than seven years before he died. His executors then sold the lease out of the family. The deed did not state the price, only "a certain sum of money". Unlike the token £0 5s 0d of the Seale transfers of 1814 or the £250 0s 0d recorded in the Knipe sale, this sum was simply left out of the record. The buyer was William Seale senior, who also took George Scott's Red Hill and Stony Point lease and Stephen Young's three leases near James's Valley. By 1808 he was buying up leases from estates and other holders across the island. Seale was gathering holdings piece by piece, as Francis Seale had done in Deep Valley, and the deaths of tenants like Benjamin Bagley supplied him with much of the land. Mary Bagley's seal was fixed but the deed carried no signature beside it. She may have sealed without signing, perhaps because she could not write. On a deed of this kind, the seal alone could bind her.
112	109	No. 138 St. Helena 30 Septr. 1801 Lease to Benjn. Bagley for 15 Acres of Land	This summary belonged to the deed on the pages immediately before it: Benjamin Bagley's lease of 15 acres in the South Division, sealed on 30 September 1801 and signed by Acting Governor Francis

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		lying in the South Division of said Island - Registered in Book B Page 215 - Thos. H. Brooke Entd. No. 138 New Reg. Thos. H. Brooke Sec. At Rent £1. 17. 6	Robson, William Webber Doveton and James Cocks. The 1808 transfer to William Seale senior was written on the same lease. A summary written on the outside of that deed was dated at St Helena on 30 September 1801 and numbered 130. It described the document as a lease to Benjamin Bagley of 15 acres in the South Division of the island. The lease was registered in Book B at page 215, and the entry was signed by Thomas H. Brooke. A later entry, also signed by Thomas H. Brooke as secretary, recorded that the deed had been entered as number 130 in the New Register. A note at the foot gave the rent as £1 17s 6d a year. **Interpretations** Thomas H. Brooke signed the Book B registration of this lease in 1801, as well as the later New Register entry. Every earlier summary had been signed in Book B by Wright or Doveton and only later by Brooke for the New Register. By 1801 Brooke was evidently already the island's secretary, recording new grants in Book B. The New Register he compiled some years later was therefore the work of a secretary who had himself kept the older books. The yearly rent of £1 17s 6d was 15 acres at £0 2s 6d an acre. This was the first summary to state the total rent instead of the rate per acre. Recording the total payable each Michaelmas suggests the secretary was keeping the leases with an eye to collecting rents as well as recording titles.
113	110	Island St. Helena The Lords Proprietors of this Island the Honble. the United Company of Merchants of England, trading to the East Indies Do hereby demise, grant, lease, and to Farm, Let unto John Bagley Planter of the said Island, All that Piece or Parcel of Land containing 25 Acres, being at a Place called and known by the name of Lots Ridge in the West Division of the said Island. Butting and Bounding, North and West upon him the said John Bagley, East and South upon the Honble. Company's Waste Land. To have and to hold the said hereby demised Parcel of Land with the appurtenances and every Part and Parcel thereof unto him the said John Bagley his Heirs, Executors, Administrators and Assigns, from the Day of the Date hereof, for and during all the Space and term of Twenty one Years, from thence next ensuing Upon Condition that he the said John Bagley his Heirs, Executors, Administrators or Assigns. Do always bear true faith and Allegiance to Our Sovereign Lord King George the Third, his Heirs, and Successors, and true faith to them, the said Honble. Company and their Successors and shall duly obey all the Laws and Constitutions of the said Island. Yielding and Paying therefore Yearly and every Year, during the said term and time of Twenty one Years, unto the said Honble. Company their **Margin Notes:** Lease Number on Map	The East India Company, as Lords Proprietors of St Helena, leased to John Bagley, a planter on the island, a piece of land of 25 acres at a place known as Lot's Ridge in the West Division. Bagley's own land bounded it to the north and west, and the Company's waste land lay to the east and south. The lease gave Bagley the land and everything that went with it for 21 years from the date of the deed. The rights passed to his heirs, executors, administrators and assigns for the same term. Bagley, his heirs, executors, administrators and assigns had to stay loyal to King George III and his successors and keep faith with the Company. They also had to obey all the island's laws and regulations. In return they were to pay the Company a yearly rent throughout the 21 years, as the deed went on to set out. **Interpretations** This John Bagley was a living planter, not the John Bagley whose estate was held in trust in 1797 and 1798. He was probably the son of that name who served as one of the executors, now holding land in his own right. With Thomas and Benjamin also holding leases of their own, the generation that had once acted as trustees for the family estate was now taking land individually. Each brother pushed his holding out into the Company's waste beside ground he already held. Lot's Ridge took its name from Lot, a tall pillar of rock that stands above the valleys of the island's south-west. Ground on these high, exposed ridges bordering the waste was among the roughest on the island. Its rent, given on the next page, would show how the Company valued it.
114	111	their Successors, Agents or Assigns the Rent of Three Shillings ℔ Acre, at or upon the Feast of St. Michael the Arch Angel Yearly. And upon Condition that he the said John Bagley, his Heirs, Executors, Admors. or Assigns Do and shall well and sufficiently keep up and maintain the Fences to the said Land and the full Quantity of Wood thereon. And do not, nor shall sell, or dispose of this Lease or his or their Interest therein	John Bagley was to pay the Company £0 3s 0d an acre each year on the feast of St Michael the Archangel. He and those who came after him had to keep the fences round the land in good repair and keep the full stock of trees growing on it. They could not sell or hand on the lease, or any share in it, without the permission of the Governor and Council in office at the time.

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		without the Leave and Consent of the Governor and Council for the time being. In Witness whereof We the said Governor and Council, have hereunto set our Hands and Affixed the Honble. Company's Seal this 30th Day of September in the Forty first Year of the Reign of Our Sovereign Lord George the Third, by the Grace of God, of the United Kingdom of Great Britain and Ireland, King, Defender of the Faith and so forth and in the Year of Our Lord 1801. And he & the said John Bagley hath to the other part set his hand and Seal the Day and Year abovewritten - T. Robson W. W. Doveton James Cocks **Margin Notes:** Lease	The Governor and Council signed the deed and fixed the Company's seal to it on 30 September 1801, in the 41st year of George III's reign. The signatories were Acting Governor Francis Robson, William Webber Doveton and James Cocks. Bagley signed and sealed his own copy as tenant on the same day. **Interpretations** John Bagley's lease was sealed on the same day as Benjamin Bagley's, Michaelmas 1801, by the same three councillors. The acting government granted two Bagley leases at once, pushing the family's land into the waste in both the South and West Divisions. The rents differed: £0 2s 6d an acre for Benjamin's 15 acres and £0 3s 0d for John's 25 acres on Lot's Ridge. The Council was still pricing each plot on its own ground. The ridge, though high and exposed, evidently carried better soil or easier access than Benjamin's land beside the waste. On 25 acres the difference came to more than £0 12s 0d a year.
115	112	Blank page	
116	113	No. 90 St. Helena 30 Sept. 1801 Lease to John Bagley for 25 Acres of Land lying in the West Division of said Island - Registered in Book B Page 213 Thos. H. Brooke Entd. No. 90 in New Regr. Thos. H. Brooke Sec.	This summary belonged to the deed on the pages immediately before it: John Bagley's lease of 25 acres at Lot's Ridge in the West Division, sealed on 30 September 1801 and signed by Acting Governor Francis Robson, William Webber Doveton and James Cocks. A summary written on the outside of that deed was dated at St Helena on 30 September 1801 and numbered 90. It described the document as a lease to John Bagley of 25 acres in the West Division of the island. The lease was registered in Book B at page 213, and the entry was signed by Thomas H. Brooke. A later entry, also signed by Thomas H. Brooke as secretary, recorded that the deed had been entered as number 90 in the New Register. **Interpretations** The two Bagley leases of Michaelmas 1801 were registered two pages apart in Book B: John's at page 213 and Benjamin's at page 215. Brooke entered them together as secretary at the time of the grant. Yet in his own later New Register he placed them far apart, at numbers 90 and 130. This is further evidence that the New Register was arranged by the location of the land and not by family or date. John's plot lay in the West Division and Benjamin's in the South, so they fell into different parts of the register despite being granted to brothers on the same day.
117	114	Island St. Helena The Lords Proprietors of this Island the Honble. the United Company of Merchants of England Trading to the East Indies, Do hereby demise Grant Lease and to Farm, Let unto Major James Cocks of the said Island Engineer All that Piece or Parcel of Ground, situate lying and being in James Valley containing one hundred and Fortyseven Feet in length, and Forty seven Feet in Front, butting and bounding East upon the Public Road called Side Path, West and South upon Mr. Wranghams Garden Wall, and North upon & that part of the Street leading to said Side Path. To have and to hold the said hereby demised Piece or Parcel of Ground, with the appurtenances and every Part and Parcel thereof unto him the said James Cocks, his Heirs Executors, Administrators, and Assigns from the Day of the Date	The East India Company, as Lords Proprietors of St Helena, leased to Major James Cocks, the island's engineer, a piece of ground in James's Valley measuring 147 feet long and 47 feet across the front. To the east lay the public road called Side Path. William Wrangham's garden wall ran along its west and south sides, and to the north lay the part of the street leading to Side Path. The lease gave Cocks the ground and everything that went with it for 21 years from the date of the deed. The rights passed to his heirs, executors, administrators and assigns for the same term. Cocks, his heirs and any assigns the Company approved had to stay loyal to King George III and his successors and keep faith with the Company. They also had to obey all the island's laws and regulations. Each year of the term they were to pay the Company a rent of £1 16s 9d on the feast of St Michael the Archangel. They also had to keep any houses or other buildings on the ground in good order and repair. **Interpretations** James Cocks had joined the Council only weeks before, signing the Bagley leases of Michaelmas 1801. Now he took a town lease for himself, a large plot between the public road and Wrangham's garden. It was more than three times the size of Melinda's ground and carried a rent to match. As with Bazett,

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		hereof for and during all the space and term of Twentyone Years from thence next ensuing Upon Condition that he the said James Cocks his Heirs, or allowed Assigns, Do always bear true Faith and Allegiance to our Sovereign Lord King George the Third his Heirs and Successors, and true Faith to them the said Honorable Company and their Successors, and shall duly obey all the Laws and Constitutions of the said Island Yielding and Paying therefore Yearly and every Year, during the said Term and time of Twentyone Years, unto the said Honble. Company their Successors, Agents or Assigns the Rent of Thirtysix Shillings and Nine Pence per Annum, at or upon the Feast of St. Michael the Arch Angel Yearly. And upon Condition that he the same James Cocks his Heirs Executors Administrators or Assigns, Do and shall well and sufficiently keep up and maintain in good order and Repair all such Houses, Edifices or Buildings as now are, or may hereafter **Margin Notes:** Lease Number on Map Town	Wrangham and Doveton before him, a newly seated councillor quickly acquired Company land through the board he sat on. As island engineer, Cocks was also the man responsible for the town's roads, walls and public works, and he was well placed to know which pieces of ground in Jamestown were worth having. Side Path was the road that climbed out of Jamestown along the eastern side of James's Valley towards the country districts. A plot fronting it and the street leading to it stood on one of the town's main routes inland.
118	115	hereafter be built or erected upon said Piece or Ground, or any part thereof. And do not, nor shall Sell or dispose of this Lease, or his, or their Interest therein, without the leave and consent of the Governor and Council for the time being In Witness whereof, we the said Governor and Council have hereunto set our Hands, and affixed the Honble. Company's Seal this 1st Day of October in the Forty second Year of the Reign of Our Sovereign Lord George the third of the United Kingdom of Great Britain and Ireland King, Defender of the Faith, and in the Year of Our Lord One Thousand Eight hundred, and Two and he the said James Cocks hath to the other part set his Hand and Seal, the Day and Year abovewritten. - Robert Patton W. W. Doveton James Cocks	Cocks's duty to keep the buildings in repair covered any houses or other buildings standing on the ground, or built there later. He and those who came after him could not sell or hand on the lease, or any share in it, without the permission of the Governor and Council in office at the time. The Governor and Council signed the deed and fixed the Company's seal to it on 1 October 1802, in the 42nd year of George III's reign. The signatories were Governor Robert Patton, William Webber Doveton and James Cocks. Cocks signed and sealed his own copy as tenant on the same day. **Interpretations** This was the first lease in the register under Governor Robert Patton, who took office on 11 March 1802. Robson, who had signed every grant since 1787, was no longer on the board, so the Council that granted this ground had only three members, one of them the tenant himself. Cocks's signature as a councillor stood beside his signature as lessee. Of the three men approving the grant, one was the man receiving it. Bazett had done the same in the 1780s, and the new governor did nothing to change the practice.
119	116	Island St. Helena Know all men by these Presents that I James Cocks of the said Island for and in consideration of the sum of Ten Pounds to me in hand paid by Frederick Roesch of the said Island Inhabitant, Pursuant to liberty given me by the Governor and Council as Ib Consultation of the 9th Septemr. last Have and by these Presents Do assign, Transfer set over and deliver unto the said Frederick Roesch his Heirs, Executors, Administrators and Assigns All my Right, Title Claim and Interest to and in that Piece or Parcel of Ground lying and being in James's Valley containing One hundred and forty seven	Two further deeds were written on Major James Cocks's lease of ground in James's Valley, sealed on 1 October 1802. In the first, Cocks sold the lease to Frederick Roesch, an inhabitant of the island, for £10 0s 0d. The Governor and Council had given him leave to make the sale at their meeting of 9 September in the same year. Cocks passed to Roesch and his heirs, executors, administrators and assigns all his rights and claims in the ground, 147 feet long and 47 feet across the front, as described in the lease, with everything that went with it, on the lease's original terms. Cocks signed and sealed the transfer on 10 November 1805, in the 45th year of George III's reign. Two witnesses signed, whose names could not be read with confidence [...]. In the second, Roesch sold the same lease to Charles Robert George Hodson and Benjamin

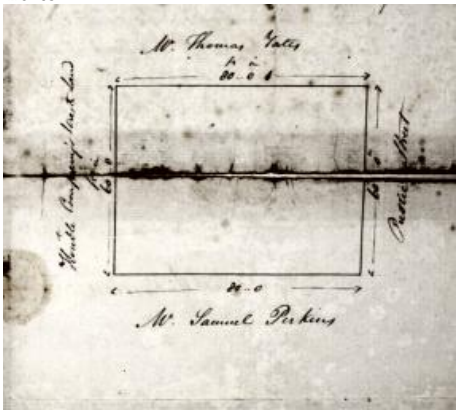
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		feet in length and forty seven feet in front as specified in the within Lease, with all the appurtenances thereunto belonging, on the Terms and conditions mentioned in the said Lease. In Witness whereof I the said James Cocks have hereunto set my Hand and Seal the 10 day of November in the year of our Lord. One thousand Eight hundred and five and in the Forty fifth year of his Majestys Reign. Signed Sealed and delivered James Cocks in the presence of W. Webb [...] [...] Smith Island St. Helena Know all men by these presents that I Frederick Roesch of the said Island for and in consideration of the sum of Six Hundred Pounds to me in hand paid by Messrs. Charles Robert George Hodson and Benjamin Hodson Captains of the said Island, pursuant to liberty given by the Governor and Council as per Consultation of the 10th of February. Have and by these Presents do assign, transfer, set over, and deliver unto the said Messrs. Charles Robert George Hodson and Benjamin Hodson, their Heirs Executors, Administrators and Assigns All my Right, Title, claim and Interest to and in that piece or parcel of Ground lying and being in James's Valley containing One Hundred and forty Seven feet in length and forty Seven feet in front as specified in the within Lease, with all the appurtenances thereunto belonging on the terms and conditions mentioned in the said Lease. In Witness whereof I the said Frederick Roesch have hereunto set my hand and Seal the Eleventh day of February in the year of our Lord. One thousand Eight	Hodson, captains on the island, for £600 0s 0d. The Governor and Council had given him leave at their meeting of 10 February. Roesch passed to the Hodsons and their heirs, executors, administrators and assigns all his rights and claims in the ground, with everything that went with it, on the lease's original terms. He signed and sealed the transfer on 11 February in a year given on the next page. **Interpretations** Cocks sold the bare lease for only £10 0s 0d. Roesch later sold it for £600 0s 0d, sixty times as much. The difference can only have been buildings. The lease obliged its holder to keep in repair any houses "now standing or hereafter built", and between 1805 and his sale Roesch evidently put up a substantial house on this prominent plot beside Side Path. The ground itself belonged to the Company and cost less than £2 a year in rent. Almost all the £600 was the value of what Roesch had built. Cocks made little from his own grant. He held it for three years, sold it cheaply and apparently built nothing on it. As engineer he may have taken the ground to secure it rather than to develop it, or he may simply have lacked the means. Either way, the gain went to Roesch, who did the building.
120	117	Eight Hundred and Six and in the Forty Sixth year of His Majestys reign. - Signed, sealed and delivered Fredk. Roesch In the presence of C. Sampson J. Smith No. 12 St. Helena 1801 Lease to Major James Cocks for a Piece of Ground in James's Valley, containing 147 Feet in length and 47 Feet in depth at 36/9 ℔ Ann. - Registered in Book B Page 231 & 232 - Thos. H. Brooke Secy. Entered No. 12 New Reg. Thos. H. Brooke Sec. Island St. Helena Know all Men by these presents that I Charles Robt. George Hodson Captain of the said Island for & in consideration of the Sum of Three Hundred Pounds to me in hand paid by Benjamin	Frederick Roesch signed and sealed his sale of James Cocks's lease to Charles Robert George Hodson and Benjamin Hodson on 11 February 1806, in the 46th year of George III's reign. C. Sampson and J. Smith witnessed it. The Governor and Council's leave for that sale had been given on 10 February 1806, the day before. This summary belonged to the deed on the pages before it: Major James Cocks's lease of ground in James's Valley, sealed on 1 October 1802 and signed by Governor Robert Patton, William Webber Doveton and James Cocks. The later transfers to Frederick Roesch and to the Hodsons were written on the same lease. A summary written on the outside of that deed was dated at St Helena and numbered 12, with "221" written beside it. It described the document as a lease to Major James Cocks of a piece of ground in James's Valley, 147 feet long and 47 feet deep, at £1 16s 9d a year. The lease was registered in Book B at pages 231 and 232, and the entry was signed by Thomas H. Brooke. A later entry, also signed by Thomas H. Brooke as secretary, recorded that the deed had been entered as number 12 in the New Register. A further transfer was written beneath the summary. Charles Robert George Hodson, a captain on the island, sold to Benjamin Hodson, also a

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		Hodson, Captain of the said Island pursuant to liberty given by the Governor & Council as ℔ Consultation of the 2d Novr. last. Have & by these presents do assign, transfer, set over, & deliver unto the said Benj. Hodson, his Heirs Executors, Administrators & Assigns, All my right, title, claim, & Interest to & in that piece or parcel of Ground lying & being in James's Valley containing One Hundred & forty seven feet in length & Forty Seven feet in front as specified in the within Lease, with all the appurtenances thereunto belonging, on terms & conditions mentioned in the said Lease. In Witness whereof I the said Charles Robt. George Hodson have hereunto set my hand & Seal the Fifth day of November in the Year of our Lord, One Thousand Eight Hundred & Eight, & in the Forty Eight Year of His Majestys Reign Signed Sealed & delivered C. R. G. Hodson in the presence R. A. Fox [...]	captain, all his rights and claims in the ground in James's Valley, 147 feet long and 47 feet across the front, as described in the lease. Benjamin paid him £300 0s 0d. The Governor and Council had given leave at their meeting of 2 November 1808. Benjamin Hodson and his heirs, executors, administrators and assigns then held the ground, with everything that went with it, on the lease's original terms. Charles Hodson signed and sealed the transfer on 5 November 1808, in the 48th year of George III's reign. Two witnesses signed, whose names could not be read with confidence [...]. **Interpretations** The two Hodsons had bought the lease together in 1806 for £600 0s 0d. In 1808 Charles sold his rights to Benjamin for £300 0s 0d, exactly half that sum. Charles was evidently selling his half share in a jointly held property. The price shows that the house and ground had held their value over the two years, and that the brothers, or kinsmen, treated it as an investment to be divided fairly when one wanted to leave. The lease that Cocks had sold for £10 0s 0d in 1805 had passed through three hands in three years, with every sale approved by the Council. Town ground with a good house on it had become one of the most actively traded properties in the register.
121	118	Island St. Helena The Lords Proprietors of this Island the Honble. the United Company of Merchants of England Trading to the East Indies, Do hereby demise Grant Lease and to Farm, Let unto William Webber Doveton Esqr. of the said Island of Council All that Piece or Parcel of Land called and known by the name of Tinsly's containing Two Acres and an half situate lying and being in the South part of the said Island butting and bounding East upon the Leasehold Lands of Mary Seale Widow; West upon the Land of John Alexander Senior Planter. North upon the Main Ridge. And South upon the said Willm. Webber Doveton's own Land; To have and to hold the said hereby demised Parcel of Land with the appurtenances and every part and parcel thereof unto him the said William Webber Doveton his Heirs, Executors, Administrators and Assigns from the Day of the Date hereof for and during all the space and term of Twentyone Years from thence next ensuing, Upon Condition that he the said William Webber Doveton his Heirs, Executors Administrators and Assigns Do always bear true Faith and Allegiance to our Sovereign Lord King George the Third his Heirs and Successors, and true Faith to them the said Honble. Company and their Successors, and shall duly obey all the Laws and Constitutions of the said Island Yielding and Paying therefore Yearly and every Year during the said Term and time of Twentyone Years unto the said Honble. Company their Successors, Agents or Assigns, the Rent of Two Shillings per Acre, at or upon the Feast of St. Michael the Arch Angel Yearly. And upon Condition that he the said William Webber Doveton Do **Margin Notes:** Number on Map Tinsley's	The East India Company, as Lords Proprietors of St Helena, leased to William Webber Doveton, a member of the island's Council, a piece of land known as Tinsley's, of 2½ acres, in the southern part of the island. The leasehold land of Mary Beale, a widow, bounded it to the east, and the land of John Alexander senior, a planter, to the west. The Main Ridge lay to the north and Doveton's own land to the south. The lease gave Doveton the land and everything that went with it for 21 years from the date of the deed. The rights passed to his heirs, executors, administrators and assigns for the same term. Doveton, his heirs, executors, administrators and assigns had to stay loyal to King George III and his successors and keep faith with the Company. They also had to obey all the island's laws and regulations. Each year of the term they were to pay the Company £0 2s 0d an acre on the feast of St Michael the Archangel. Further conditions followed, as the deed went on to set out. **Interpretations** Doveton took this small plot to round off his own land, which lay directly to the south. Like Bazett before him, he added to an estate he already held while sitting on the board that made the grant. The deed named his office in the grant itself, as Bazett's leases had done, so the Council made no attempt to hide the arrangement. Tinsley's was the same name pencilled on Francis Seale's South Division lease of 1786, which placed that land at Tinsley's Ridge. The ground below the Main Ridge in the south of the island was evidently known by the name of an early holder, and by the 1800s it had been divided among Seale, Doveton, the Alexanders and the widow Mary Beale. A widow holding leased land in her own name shows that women could keep a family's holding after a husband's death, as the Bagley trustees had done for the heirs of John Bagley.

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122	119	Do and shall well and sufficiently keep up and maintain in good order and Repair, the Fences to the said Land, and the full quantity of Wood thereon, and do not nor shall sell or dispose of this Lease or his or their Interest therein without the leave and consent of the Governor and Council for the time being. In Witness whereof, we the said Governor and Council have hereunto set our Hands and affixed the Honble. Company's Seal this 18th Day of April in the Fortysecond Year of the Reign of our said Sovereign Lord George the Third by the Grace of God, of the United Kingdom of Great Britain and Ireland King Defender of the Faith and in the Year of our Lord 1803, and he the said William Webber Doveton hath to the other part set his Hand and Seal, the Day and Year abovewritten. Robert Patton W. W. Doveton Robt. Leech	Doveton and those who came after him had to keep the fences round the land in good order and repair and keep the full stock of trees growing on it. They could not sell or hand on the lease, or any share in it, without the permission of the Governor and Council in office at the time. The Governor and Council signed the deed and fixed the Company's seal to it on 11 April 1803. The signatories were Governor Robert Patton, William Webber Doveton and Robert Leech. Doveton signed and sealed his own copy as tenant on the same day. **Interpretations** Robert Leech now sat on the Council. He was the same Robert Leech who leased ground behind his house in James's Valley in 1782 and a further strip beside his premises in 1800. A townsman who had held Company ground for two decades now helped grant it. Doveton, meanwhile, signed on both sides of this deed, as councillor and as tenant. With only three signatories, Doveton's grant to himself was approved by a board on which he held one seat in three, and the governor and a fellow landholder supplied the other two.
123	120	Blank page	
124	121	No. 83 St. Helena 18 April 1803 Lease to William Webber Doveton Esqr. for a Piece of Land in the South Division at 2/ per Acre - Registered in Book B Pages 242 & 243 - Thos. H. Brooke Secy. Entd. No. 83 New Register Thos. H. Brooke Sec.	This summary belonged to the deed on the pages immediately before it: William Webber Doveton's lease of 2½ acres at Tinsley's in the south of the island, sealed on 11 April 1803 and signed by Governor Robert Patton, William Webber Doveton and Robert Leech. A summary written on the outside of that deed was dated at St Helena on 11 April 1803 and numbered 83. It described the document as a lease to William Webber Doveton of a piece of land in the South Division, at £0 2s 0d an acre. The lease was registered in Book B at pages 242 and 243, and the entry was signed by Thomas H. Brooke, secretary. A later entry, also signed by Thomas H. Brooke as secretary, recorded that the deed had been entered as number 83 in the New Register. The figure "5" was written at the foot.
125	122	[The left edge of the page is covered by a repair strip, which hides the opening letters of the first line.] [...]and St. Helena The Lords Proprietors of this Island the Honble. the United Company of Merchants of England Trading to the East Indies Do hereby Demise, grant Lease and to Farm, Let unto Stephen Young Pritchard of the said Island Inhabitant All that Piece or Parcel of Ground containing by admeasurement Twenty Feet in length, and Thirty eight Feet in Depth near and adjoining his Premises Butting and Bounding East upon the said Pritchard's Premises South upon the Premises of Thomas Harrison North upon the Premises of Richard Torbett, and West upon the Public Road leading to Ladder Hill To have and to hold the said hereby Demised Piece or Parcel of Ground with the appurtenances and every part and Parcel thereof unto him the said Stephen Young Pritchard his Heirs, Executors, Administrators and Assigns from the 1st Day of October 1802 for and during all the space and term of Twenty one Years from thence next ensuing Upon Condition that he the said Stephen Young Pritchard, his	The East India Company, as Lords Proprietors of St Helena, leased to Stephen Young Pritchard, an inhabitant of the island, a piece of ground measuring 20 feet long and 38 feet deep, next to his own premises. Those premises bounded it to the east, and the premises of Thomas Harrison lay to the south. Richard Torbett's premises lay to the north. To the west ran the public road leading to Ladder Hill. The lease gave Pritchard the ground and everything that went with it for 21 years from 1 October 1802. The rights passed to his heirs, executors, administrators and assigns for the same term. Pritchard, his heirs and any assigns the Company approved had to stay loyal to King George III and his successors and keep faith with the Company. They also had to obey all the island's laws and regulations. Each year of the term they were to pay the Company a rent of £0 5s 0d on the feast of St Michael the Archangel. They also had to keep any buildings on the ground in good order and repair, as the deed went on to set out. **Interpretations** This lease ran from 1 October 1802, the start of the rent year after Michaelmas, not from the day the deed was sealed. The Council evidently dated town leases from the rent day so that each tenant's term and rent ran in step with the Company's accounts, whatever day the paperwork was completed. It was the same reasoning that led the Council to seal so many leases on Michaelmas itself. The road to Ladder Hill climbed the western side of James's Valley to the fortifications on the heights above Jamestown. A narrow strip of 20 feet along it,

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		Heirs or allowed Assigns Do always bear true Faith and Allegiance to Our Sovereign Lord King George the Third, his Heirs and Successors, and true Faith to them the said Honorable Company and their Successors and shall duly obey all the Laws and Constitutions of the said Island Yielding and Paying therefore Yearly and every Year, during the said term and time of Twenty one Years unto the said Honble. Company their Successors Agents or Assigns the Rent of Five Shillings per Annum, at or upon the Feast of St. Michael the Arch Angel Yearly And upon Condition that he the said Stephen Young Pritchard his Heirs, Executors Administrators or Assigns Do and shall well and sufficiently keep up and maintain in good order and Repair all such **Margin Notes:** Lease Number on Map	wedged between three neighbours' premises, was ground worth having only to someone already living there. Pritchard was taking in a small piece beside his own house, as Robert Leech had done in 1782 and 1800. A Pritchard witnessed Thomas Greentree's gift to his son in 1811, so the family remained in the town for some years.
126	123	such Houses Edifices or Buildings as now are, or may hereafter be built or erected upon said Piece of Ground or any part thereof. And do not nor shall sell or dispose of this Lease, or his or their Interest therein without the leave and consent of the Governor and Council for the time being. In Witness whereof we the said Governor and Council have hereunto set our Hands and Affixed the Honorable Company's Seal this 27th Day of April in the Forty Third Year of the Reign of our said Sovereign Lord George the Third by the Grace of God of the United Kingdom of Great Britain and Ireland Defender of the Faith and in the Year of Our Lord 1803 and he the said Stephen Young Pritchard hath to the other part set his Hand and Seal, the Day and Year abovewritten. Robert Patton W. W. Doveton	Pritchard's duty to keep the buildings in repair covered any houses or other buildings standing on the ground, or built there later. He and those who came after him could not sell or hand on the lease, or any share in it, without the permission of the Governor and Council in office at the time. The Governor and Council signed the deed and fixed the Company's seal to it on 27 April 1803, in the 43rd year of George III's reign. The signatories were Governor Robert Patton and William Webber Doveton. Pritchard signed and sealed his own copy as tenant on the same day. **Interpretations** The lease was sealed on 27 April 1803, but its term ran from 1 October 1802, nearly seven months earlier. Pritchard was probably already using the ground, and the deed simply put his occupation on a formal footing from the start of the rent year in which it began. He would owe a full year's rent at Michaelmas 1803, though his written title was only five months old. Dating the term back made the Company's accounts tidy and meant no rent was lost for the months before the paperwork was done. Only two men signed for the Council. A grant of a small town strip worth £0 5s 0d a year was evidently routine enough that the governor and one councillor could approve it between them.
127	124	Know all Men by these Presents that We Eleanor Pritchard Administratrix & Henry Hugh Pritchard and D. Pritchard, Administrators to the late Stephen Young Pritchard Estate for divers good Causes, Us hereunto moving, have assigned transferred & set over unto Lieutenant Francis Seale - all of the Island St. Helena Our Right, Title & Interest to the within mentioned Premises, leave being first obtained from the Governor & Council for the time being for so doing. Witness Our hands Seal this 10 day of August 1808 & in the 48 Year of His Majesty's Reign. Signed, Sealed & Delivered in the presence of Us. E. Pritchard W. [...] E. Banks H. H. Pritchard J. Smith David Pritchard Know all Men by these presents that	Two further deeds were written on Stephen Young Pritchard's lease of ground beside the Ladder Hill road, which ran from 1 October 1802. In the first, E[...] Pritchard as administratrix, with Henry Hugh Pritchard and David Pritchard as administrators of the late Stephen Young Pritchard, transferred the lease to Lieutenant Francis Seale of the island. They gave no price, only "various good reasons". They passed to Seale all their rights and claims in the ground, having first obtained leave from the Governor and Council. They signed and sealed the transfer on 10 August 1808, in the 48th year of George III's reign. W. [...], E. Banks and J. Smith witnessed it. In the second, Francis Seale, now a captain of infantry, transferred the lease to Mrs Frances Moore of the island, again for "various good reasons" and with no price stated. He passed to her all his rights and claims in the ground, having first obtained leave from the Governor and Council. He signed and

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		I Francis Seale Captain of Infantry for divers good causes have assigned & transferred unto Mrs. Frances Moore of this Island my Right Title and Interest to the within mentioned premises leave being first obtained from the Govr. and Council for the time being, this 9th Day July 1820. Witness R. Banks F. Seale D. Caldwell	sealed the transfer on 9 July 1820. [...] Banks and D. Caldwell witnessed it. **Interpretations** Stephen Young Pritchard died within five years of taking this lease, and his widow and kinsmen, acting as administrators, passed it on. Neither transfer named a price. "Various good reasons" was a phrase used when the real consideration was a debt, a family arrangement or a gift, and the parties preferred not to put it on record. The token sums of other deeds served the same purpose, but these two dispensed even with a token. The Francis Seale who took the lease in 1808 was a lieutenant and was a captain of infantry by 1820. The Francis Seale of the 1786 and 1790 leases had been a lieutenant then and a major by 1806. This was therefore probably a younger man of the same name, perhaps a son, continuing the family's habit of gathering leases across the island. By 1820 the lease had only three years left to run, and Seale passed it to Frances Moore, one of the few women in the register to receive a lease by transfer.
128	125	[The upper part of the endorsement panel and its left-hand edge are covered by repair strips, which hide the docket number, the date and the first letters of each line.] Lease to Mr. [...]en Young Pritchard for [...]iece of Ground in James's [...]alley @ 5/ per Annum. - Registered in [...] B Pages 239 & 240 - Thos. H. Brooke Secy. [...]ered No. 73 New Reg. Thos. H. Brooke Sec.	This summary belonged to the deed on the pages immediately before it: Stephen Young Pritchard's lease of ground beside the road to Ladder Hill, sealed on 27 April 1803 and signed by Governor Robert Patton and William Webber Doveton. The later transfers to Francis Seale and Frances Moore were written on the same lease. A summary written on the outside of that deed was partly hidden by a repair strip, and its date and number could not be read [...]. It described the document as a lease to Mr Stephen Young Pritchard of a piece of ground in James's Valley, at £0 5s 0d a year. The lease was registered in Book B at pages 239 and 240, and the entry was signed by [...], the secretary. A later entry, signed by Thomas H. Brooke as secretary, recorded that the deed had been entered as number 73 in the New Register. **Interpretations** Pritchard's lease was registered at pages 239 and 240 of Book B, just before Doveton's lease at pages 242 and 243, although Doveton's was sealed sixteen days earlier. The two deeds of April 1803 were evidently copied into the book together, in no strict order of date, once both were complete.
129	126	Island St. Helena The Lords Proprietors of this Island the Honble. the United Company of Merchants of England Trading to the East Indies, Do hereby demise grant Lease and to Farm, Let unto Samuel Perkins Sergeant in the Garrison of the said Island All that Piece or Parcel of Ground situate lying and being in James's Valley containing by admeasurement Sixty Feet in breadth and eighty Feet in Depth, butting and bounding East on the Avenue of Trees leading to the Hospital, West on the Honble. Company's Waste Land, North on the Premises of Thomas Yates, and South upon the Premises of him the said Samuel Perkins, To have and to hold the said hereby demised piece or Parcel of Ground with the appurtenances and every part and parcel thereof unto him the said Samuel Perkins, his Heirs Executors, Administrators and Assigns, from 1 Day of October 1802 - for and during all the space and term of Twenty-one Years from thence next ensuing Upon Condition that he the said Samuel Perkins his Heirs or allowed Assigns Do always bear true Faith and Allegiance to our Sovereign Lord King George the Third, his Heirs and Successors and True Faith to them the said Honble. Company and their Successors and	The East India Company, as Lords Proprietors of St Helena, leased to Samuel Perkins, a sergeant in the island's garrison, a piece of ground in James's Valley measuring 60 feet wide and 80 feet deep. To the east lay the avenue of trees leading to the Hospital, and the Company's waste land lay to the west. The premises of Thomas Yates bounded it to the north, and Perkins's own premises lay to the south. The lease gave Perkins the ground and everything that went with it for 21 years from 1 October 1802. The rights passed to his heirs, executors, administrators and assigns for the same term. Perkins, his heirs and any assigns the Company approved had to stay loyal to King George III and his successors and keep faith with the Company. They also had to obey all the island's laws and regulations. Each year of the term they were to pay the Company a rent of £0 15s 0d on the feast of St Michael the Archangel. Further conditions followed, as the deed went on to set out. **Interpretations** Perkins was a sergeant, well below the officers who held most of the island's leases. He already had premises of his own in the town and now took in the ground beside them. Like Pritchard's lease, his term ran from 1 October 1802, so the Council was evidently putting a whole group of existing town

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		shall duly obey all the Laws and Constitutions of the said Island, Yielding and paying therefore Yearly and every Year, during the said Term and time of Twenty one Years, unto the said Honorable Company, their Successors Agents, or Assigns the Rent of Fifteen Shillings per Annum, at or upon the Feast of St. Michael the Arch Angel Yearly. And upon Condition **Margin Notes:** Lease Number on Map Town	holdings onto formal leases from the same rent day. Non-commissioned soldiers, publicans, freed people and gentlemen all held Jamestown ground on the same terms, with rents set by the size of the plot. The avenue of trees leading to the Hospital was a planted walk running up James's Valley to the garrison hospital. A tree-lined approach in a town where timber was scarce shows the Company spending effort on the appearance and comfort of its settlement as well as its defences. Perkins's ground fronted that avenue, which probably accounts for its rent of £0 15s 0d, three times what Pritchard paid for his narrower strip by the Ladder Hill road.
130	127	Condition that he the said Samuel Perkins his Heirs, Executors, Administrators or Assigns Do and shall well and sufficiently keep in good order and Repair, all such Houses, Edifices or Buildings which now are, or may hereafter be built or erected upon said piece of Ground, or any part thereof; And do not nor shall sell or dispose of this Lease, or his, or their Interest therein, without the leave and consent of the Governor and Council for the time being; In Witness whereof We the said Governor and Council, have hereunto set our Hands and affixed the Honble. Company's Seal, this 1st Day of May in the Forty third Year of the Reign of our said Sovereign Lord George the Third, by the Grace of God, of the United Kingdom of Great Britain and Ireland King Defender of the Faith and in the Year of Our Lord 1803. and he the said Samuel Perkins hath to the other part set his Hand and Seal, the Day and Year abovewritten. - Robert Patton W. W. Doveton **Margin Notes:** Eighty Feet	Perkins and those who came after him had to keep any houses or other buildings standing on the ground, or built there later, in good order and repair. They could not sell or hand on the lease, or any share in it, without the permission of the Governor and Council in office at the time. The Governor and Council signed the deed and fixed the Company's seal to it on 1 May 1803, in the 43rd year of George III's reign. The signatories were Governor Robert Patton and William Webber Doveton. Perkins signed and sealed his own copy as tenant on the same day. A faint pencilled note at the foot of the page read "Eighty feet". **Interpretations** Like Pritchard's lease, sealed four days earlier, this one ran from 1 October 1802 and was signed by only the governor and Doveton. The two town leases of spring 1803 were evidently part of a single effort to put existing occupation in James's Valley on a written footing, each backdated to the same rent day. The pencilled "Eighty feet" matches the depth of Perkins's plot. It was probably a working note made when a plan of the ground was drawn alongside the deed.
131	128	[The page carries a plan of the plot, drawn as a rectangle with its dimensions and boundary labels.] Mr. Thomas Yates ft. in. 80 . 0 Honble. Company's Waste Land 60 . 0 60 . 0 Public Street 80 . 0 Mr. Samuel Perkins	A plan of Samuel Perkins's ground in James's Valley, from his lease sealed on 1 May 1803, was drawn on the page beside the deed. It showed the plot as a rectangle, with a mark pointing north at the upper corner. The measurements and neighbours were written round it. North side: Mr Thomas Yates, 80 feet 0 inches East side: Public Street, 60 feet 0 inches South side: Mr Samuel Perkins, 80 feet 0 inches West side: the Company's waste land, 60 feet 0 inches  **Interpretations** This was the first plan in the register. Every earlier lease identified its ground only by

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			measurements and the names of neighbours. A drawing showed at a glance how the plot sat between them, which mattered in a crowded town where a dispute over a few feet could set neighbours against each other. The pencilled "Eighty feet" at the foot of the deed was evidently a working figure for this drawing. The plan named the eastern boundary as the public street, where the deed described the avenue of trees leading to the Hospital. The trees lined the street, so the two descriptions meant the same edge. The plan also confirmed what the deed implied: the 80 feet ran along Yates's premises and Perkins's own, and the 60 feet faced the street. Perkins's frontage onto the avenue was therefore the shorter side of the plot.
132	129	[Repair strips cover the upper part of the endorsement panel and its right-hand edge. They hide the docket number, the date and the first letters of each line.] Lease to Sergt. [...]muel Perkins for a Piece of [...]round in James's Valley @ 15/ - per Annum Registered [...] Book B Pages 237 & 2[...] Thos. H. Brooke Actg. Secy. [...]tered No. 91 New Reg. Thos. H. Brooke Sec. Margin Notes: [...] [...] [...] Edward [...] [...]	This summary belonged to the deed on the pages immediately before it: Sergeant Samuel Perkins's lease of ground in James's Valley, sealed on 1 May 1803 and signed by Governor Robert Patton and William Webber Doveton. A summary written on the outside of that deed was partly hidden by repair strips, and its date and number could not be read [...]. It described the document as a lease to Sergeant Samuel Perkins of a piece of ground in James's Valley, at £0 15s 0d a year. The lease was registered in Book B at pages 237 and 2[...], and the entry was signed by [...], the secretary. A later entry, signed by Thomas H. Brooke as secretary, recorded that the deed had been entered as number 91 in the New Register. A faint pencilled note lower on the page, which included the name Edward, could not be read [...]. **Interpretations** Perkins's lease was registered at page 237 of Book B, just before Pritchard's at pages 239 and 240 and Doveton's at 242 and 243. The three leases of April and May 1803 were copied into the book as a group, with Perkins's first although it was sealed last. The secretary evidently entered the season's town and country grants together once all were complete, without regard to the order in which they had been sealed.
133	130	Island St. Helena The Lords Proprietors of this Island the Honble. the United Company of Merchants of England Trading to the East Indies, Do hereby demise Grant Lease and to Farm, Let unto Mary Griffiths of the said Island Inhabitant All that Piece or Parcel of Ground situate, lying and being in James's Valley. Butting and bounding East and South upon the Honble. Company's Waste Land, North upon the Land of David Kay Esqr. and West upon the said Mary Griffiths's own Ground containing by admeasurement Thirty two feet in length, and Nineteen feet in Depth: To have and to hold the said hereby demised Piece or Parcel of Ground, with the Appurtenances and every part and Parcel thereof unto her the said Mary Griffiths her Heirs, Executors, Administrators and Assigns from the day of the Date hereof for and during all the space and term of Twenty one Years from thence next ensuing Upon Condition that she the said Mary Griffiths her Heirs or allowed Assigns do always bear true Faith and Allegiance to our said Sovereign Lord King George the Third her Heirs and Successors, and true Faith to them the said Honble. Company and their Successors, and shall duly obey all the Laws and Constitutions of the said Island Yielding and Paying therefore Yearly and every Year during the said term and time of Twentyone Years	The East India Company, as Lords Proprietors of St Helena, leased to Mary Griffiths, an inhabitant of the island, a piece of ground in James's Valley measuring 32 feet long and 19 feet deep. The Company's waste land bounded it to the east and south, and the land of David Kay lay to the north. Mary Griffiths's own ground lay to the west. The lease gave her the ground and everything that went with it for 21 years from the date of the deed. The rights passed to her heirs, executors, administrators and assigns for the same term. Mary Griffiths, her heirs and any assigns the Company approved had to stay loyal to King George III and his successors and keep faith with the Company. They also had to obey all the island's laws and regulations. Each year of the term they were to pay the Company a rent of £0 1s 6d on the feast of St Michael the Archangel. Further conditions followed, as the deed went on to set out. **Interpretations** The rent of £0 1s 6d a year was the smallest in the register. The plot was tiny, 32 feet by 19, and lay against the waste on two sides, so it was probably a yard or garden strip behind Mary Griffiths's existing house rather than a building site. The Company charged even so small a piece of ground. Every scrap of town land was brought onto the rent roll, so that occupation, however minor, rested on a written grant. Mary Griffiths was the third woman in the register to take a lease directly from the Company, after Melinda in 1800 and the widow Mary Beale,

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		unto the said Honble. Company their Successors, Agents or Assigns the Rent of Eighteen Pence per Annum, at or upon the Feast of St. Michael the Arch Angel Yearly And upon Condition that she the said Mary Griffiths her Heirs, Executors, Administrators or Assigns Do and shall **Margin Notes:** Lease Number on Map Town	named as a neighbour in 1803. She already held ground of her own beside this plot. Women in Jamestown evidently held and extended town property in their own names. David Kay, her neighbour to the north, was the surgeon who had held land beside Stephen Young's farm in 1787 and now held town ground as well.
134	131	shall well and sufficiently keep up and maintain in good order and Repair all such Houses, Edifices or Buildings as now are, or may hereafter be built or Erected upon said Piece of Ground, or any part thereof. And do not nor shall Sell or dispose of this Lease, or his or their Interest therein without the leave and Consent of the Governor and Council for the time being. In Witness whereof We the said Governor and Council have hereunto set our Hands and Affixed the Honble. Company's Seal, this 9 Day of May in the Forty Third Year of the Reign of our said Sovereign Lord George the Third, by the Grace of God, of the United Kingdom of Great Britain and Ireland King Defender of the Faith, and in the Year of Our Lord, One thousand Eight Hundred and three, And She the said Mary Griffiths hath to the other part, set her Hand and Seal, the Day and Year abovewritten. - Robert Patton W. W. Doveton Robert Leech	Mary Griffiths and those who came after her had to keep any houses or other buildings standing on the ground, or built there later, in good order and repair. They could not sell or hand on the lease, or any share in it, without the permission of the Governor and Council in office at the time. The Governor and Council signed the deed and fixed the Company's seal to it on 9 May 1803, in the 43rd year of George III's reign. The signatories were Governor Robert Patton, William Webber Doveton and Robert Leech. Mary Griffiths signed and sealed her own copy as tenant on the same day. **Interpretations** The day of sealing was written in above the line, squeezed in after the rest of the deed had been copied out. The clerk had drawn up the lease with the date left blank and added it only when the Council actually sealed it. Leases were evidently prepared in batches in advance, ready for the board to sign when it met. This explains how several town leases of spring 1803 came to be sealed within a few weeks of one another, each on a separate meeting day, while all had been drafted in the same standard form.
135	132	Blank page	
136	133	No. 69 St. Helena Lease to Miss Mary Griffiths for a Piece of Ground in James's Valley @ 1/6 per Annum. - Registered in Book B Pages 241 & 242. Entered No. 69 New Register Thos. H. Brooke Sec. **Margin Notes:** Mary Griffiths	This summary belonged to the deed on the pages immediately before it: Mary Griffiths's lease of ground in James's Valley, sealed on 9 May 1803 and signed by Governor Robert Patton, William Webber Doveton and Robert Leech. A summary written on the outside of that deed was dated at St Helena and numbered 69. It described the document as a lease to Miss Mary Griffiths of a piece of ground in James's Valley, at £0 1s 6d a year. The lease was registered in Book B at pages 241 and 242. A later entry, signed by Thomas H. Brooke as secretary, recorded that the deed had been entered as number 69 in the New Register. A faint pencilled note near the head could not be read with confidence [...]. **Interpretations** The summary called her Miss Mary Griffiths, so she was unmarried. A single woman held ground of her own in Jamestown and now leased more beside it in her own name. Unlike the widow Mary Beale, she did not hold land through a dead husband. Under English law at the time, a married woman's property passed into her husband's control, but an unmarried woman could hold property and contract on her own account. The Company's leases recognised that, granting to her on exactly the same terms as to any man.
137	134	Island St. Helena The Lords Proprietors of this Island the Honorable the United Company of Merchants of England Trading to the East Indies Do hereby demise grant Lease and to Farm, Let unto Francis Seale Major on the Invalid Establishment of the said Island, All those three Pieces or Parcels of	The East India Company, as Lords Proprietors of St Helena, leased to Francis Seale, a major on the island's Invalid Establishment, three pieces of land in the East Division, 4¾ acres in all. The first piece covered 2¾ acres. The Company's waste land bounded it to the north and south, and Seale's own land to the east and west. The second piece covered 1 acre and was surrounded on every side by the

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		Land containing in the whole Four Acres and three quarters situate lying and being in the East Division of the said Island, two and three quarter Acres thereof Butting and bounding North and South upon the Honble. Company's Waste Land; East and West upon the Lands of him the said Francis Seale, One Acre thereof Butting and bounding all Sides on the Honble. Company's Waste Land; and the other one Acre thereof Butting and bounding North and East upon the Lands of him the said Francis Seale West upon the Lands of John Alexander Senr. and South upon the Lands of Aron Lambe, To have and to hold the said hereby demised Pieces or Parcels of Land, with the appurtenances and every part and Parcel thereof unto him the said Francis Seale, his Heirs, Executors Administrators & Assigns from the Day of the date hereof for and during all the space and Term of Twenty one Years from thence next ensuing Upon Condition that he the said Francis Seale his Heirs or allowed Assigns Do always bear true Faith and Allegiance to our Sovereign Lord King George the Third his Heirs and Successors, and True Faith to them the said Honorable Company and their Successors and **Margin Notes:** Lease East Division Number on Map	Company's waste land. The third piece also covered 1 acre. Seale's own land bounded it to the north and east, the land of John Alexander senior to the west, and the land of Aaron Lambe to the south. The lease gave Seale the land and everything that went with it for 21 years from the date of the deed. The rights passed to his heirs, executors, administrators and assigns for the same term. Seale, his heirs and any assigns the Company approved had to stay loyal to King George III and his successors and keep faith with the Company, as the deed went on to set out. **Interpretations** The Invalid Establishment was the part of the garrison that kept on officers and soldiers too old or unfit for full duty. They drew pay for lighter work, such as guarding posts or overseeing stores, rather than being discharged. Francis Seale, a lieutenant in 1786 and 1790, had risen to major and then passed onto this list. This was the Major Francis Seale whose land, by the later note on the Deep Valley lease, surrounded that plot on every side. An invalid post freed him from active service while he continued to build his estate. These three small pieces filled gaps in and around his existing holding. Two touched his own land and the third lay wholly in the waste. Even late in his career, Seale was still taking in scraps of ground to round off his estate, as he had done since the 1780s. Aaron Lambe, his neighbour to the south, had witnessed the Deep Valley transfer of 1792, and John Alexander senior's family had sold Seale that lease in 1806. The Seales, Lambes and Alexanders held adjoining land in the East Division for a generation.
138	135	and shall duly obey all the Laws and Constitutions of the said Island Yielding and paying therefore Yearly and every Year during the said Term and Time of Twenty-one Years unto the said Honorable Company their Successors Agents or Assigns, the Rent of Five Shillings per Acre at or upon the Feast of St. Michael the Arch Angel Yearly, And upon Condition that he the said Francis Seale his Heirs, Executors Administrators or Assigns Do and shall well and sufficiently keep up and maintain in good order and repair the Fences to the said Land, and that it shall be well enclosed and Planted with Trees; And do not nor shall Sell or dispose of this Lease or his or their Interest therein without the Leave and Consent of the Governor and Council for the time being; In Witness whereof we the said Governor and Council have hereunto set our Hands and Affixed the Honorable Company's Seal this Twenty-fourth day of October in the Forty-third Year of the Reign of our said Sovereign Lord George the Third by the Grace of God of the United Kingdom of Great Britain and Ireland King Defender of the Faith and in the Year of Our Lord One Thousand Eight Hundred and three: and he the said Francis Seale hath to the other part set his Hand and Seal the Day and Year abovewritten. - Robert Patton W. Lane W. W. Doveton Robert Leech **Margin Notes:** Exd. T. Greentree Depy. Secy.	Seale, his heirs and any assigns the Company approved also had to obey all the island's laws and regulations. Each year of the 21-year term they were to pay the Company £0 5s 0d an acre on the feast of St Michael the Archangel. They had to keep the fences round the land in good order and repair, and the land had to be well enclosed and planted with trees. They could not sell or hand on the lease, or any share in it, without the permission of the Governor and Council in office at the time. The Governor and Council signed the deed and fixed the Company's seal to it on 24 October 1803, in the 43rd year of George III's reign. The signatories were Governor Robert Patton, William Lane, William Webber Doveton and Robert Leech. Seale signed and sealed his own copy as tenant on the same day. A note at the foot recorded that the deed had been examined by [...], deputy secretary. **Interpretations** The woodland condition changed again. Earlier leases required tenants to keep the existing stock of trees, and from 1794 some fixed it at one tenth of the land. This lease went further and required the ground to be "well enclosed and planted with trees". Two of Seale's three pieces were bare waste ground with no trees to keep. A duty to preserve wood that did not exist would have meant nothing, so the Council now made the tenant plant it. Under Governor Patton, granting waste land became a way to reforest it, with the cost and labour falling on the tenant. William Lane joined the Council and signed this lease. He later served as acting governor from July 1807 to July 1808, between Patton's departure and Alexander Beatson's arrival. The board that granted Seale's land in 1803 therefore included the man who would hold the government four years later.
139	136	Blank page	

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140	137	9/ No. 54 St. Helena Lease to Major Francis Seale for Four & 3/4 Acres of Land in the East Division @ 5/ per Acre. Entd. No. 54 New Reg. Thos. H. Brooke 8 F. S. Sec. Registered in Book B Page 247 - Thos. H. Brooke Sec. **Margin Notes:** One Acre in the Ladder Trees @ 7/10 - Three & three Quarters behind the House lately inclosed @ 7/ per Acre - [...] 10 0 - one Acre [...] [...]	This summary belonged to the deed on the pages immediately before it: Major Francis Seale's lease of 4¾ acres in the East Division, sealed on 24 October 1803 and signed by Governor Robert Patton, William Lane, William Webber Doveton and Robert Leech. A summary written on the outside of that deed was dated at St Helena and numbered 57, with "9/" written beside the number. It described the document as a lease to Major Francis Seale of 4¾ acres in the East Division, at £0 5s 0d an acre. A later entry, signed by Thomas H. Brooke as secretary, recorded that the deed had been entered as number 57 in the New Register. Beneath this stood the mark "8 F.S.". The lease was registered in Book B at page 247, and the entry was signed by Thomas H. Brooke, secretary. A note in another hand at the head of the summary divided the land. One acre lay in the Cabbage Trees, at a rate that could not be read with confidence [...]. The other 3¾ acres lay behind the house and had lately been enclosed, also at a rate that could not be read with confidence [...]. A faint pencilled note lower on the page could not be read [...]. **Interpretations** The later note shows the lease's planting condition being carried out. Three and three-quarter acres behind Seale's house had "lately" been enclosed, as the deed required. The other acre lay in the Cabbage Trees. The cabbage tree was one of St Helena's native trees, found in the island's high, damp woods. Ground known by that name still carried native woodland, so this acre already met the lease's demand for trees. The note probably recorded a later revaluation of the land, setting a different rate on the improved, enclosed ground from that on the wooded acre. The mark "8 F.S." placed this lease eighth in Francis Seale's series of deeds, just below the 12½ acres of 1790 at "9 F.S." and the 16½ acres at "10 F.S.". It was a later grant, yet it carried a lower number. This supports the view that the numbers were given by location when Seale's deeds were gathered together, not by the order in which he acquired them.
141	138	Island St. Helena The Lords Proprietors of this Island, the Honorable the United Company of Merchants of England Trading to the East Indies Do hereby demise grant Lease and to Farm Let unto Samuel Perkins Sergeant in the Garrison of the said Island, All that Piece or Parcel of Ground situate lying and being in James's Valley containing by admeasurement Forty- seven Feet in Front, and Sixty Feet in Depth, Butting and Bounding East upon the Main Street, West upon the Honble. Company's Waste Land, North upon the House of John Torbett Publican, now in the occupation of Thomas O'Connor, and South upon the Dwelling House of Mary Price; To have and to hold the said hereby demised Piece or Parcel of Ground with the appurtenances and every part and Parcel thereof unto him the said Samuel Perkins, his Heirs Executors, Administrators and Assigns from the Day of the Date hereof, for and during all the space and term of Twenty-one Years from thence next ensuing; Upon Condition that he the said Samuel Perkins his Heirs or allowed Assigns Do always bear true Faith and Allegiance to Our Sovereign Lord King George the Third his Heirs and Successors, and True Faith to them the said Honorable Company and their Successors, and shall duly obey all the	The East India Company, as Lords Proprietors of St Helena, granted a second lease to Samuel Perkins, a sergeant in the island's garrison. It covered a piece of ground in James's Valley measuring 47 feet across the front and 60 feet deep. The main street bounded it to the east and the Company's waste land to the west. To the north stood the house of John Torbett, a publican, which Thomas O'Connor now occupied. To the south stood the dwelling house of Mary Price. The lease gave Perkins the ground and everything that went with it for 21 years from the date of the deed. The rights passed to his heirs, executors, administrators and assigns for the same term. Perkins, his heirs and any assigns the Company approved had to stay loyal to King George III and his successors and keep faith with the Company. They also had to obey all the island's laws and regulations. In return they were to pay the Company a yearly rent throughout the 21 years, as the deed went on to set out. **Interpretations** This plot fronted the main street of Jamestown, between a publican's house and Mary Price's dwelling. It was a much more prominent site than Perkins's first plot beside the avenue to the Hospital. A sergeant holding two leases of town ground suggests he was doing well, perhaps from a trade or a shop run alongside his military duties, as many soldiers on the island did.

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		Laws and Constitutions of the said Island Yielding and Paying therefore Yearly and every Year during the said Term and Time of Twenty-one Years **Margin Notes:** Lease Number on Map Town	The deed named both the owner and the occupier of the house to the north. John Torbett owned it, but Thomas O'Connor lived there. Town houses on the island were evidently let out as well as owned. Recording both names fixed the boundary however the occupation changed. Mary Price, who held the house to the south, was the same Mrs Mary Price who sent money home by bills of exchange in 1784 and 1785, a woman of property who had lived on the main street for twenty years.
142	139	Years, unto the said Honorable Company, their Successors Agents or Assigns, the Rent of Fifteen Shillings per annum, at or upon the Feast of St. Michael the Arch Angel Yearly, And upon Condition that he the said Samuel Perkins Do and Shall well and sufficiently keep up and maintain in good order and Repair all such Houses, Edifices or Buildings as now are, or may hereafter be built or Erected upon said Piece of Ground or any part thereof. And do not nor shall Sell or dispose of this Lease or his or their Interest therein without the leave and consent of the Governor and Council for the time being In Witness whereof We the said Governor and Council have hereunto set our Hands and Affixed the Honorable Company's Seal this Twenty fourth day of October in the Forty-third Year of the Reign of our said Sovereign Lord George the Third by the Grace of God of the United Kingdom of Great Britain and Ireland Defender of the Faith, and in the Year of Our Lord, One Thousand eight Hundred and Three, And he the said Samuel Perkins hath to the other part set his Hand and Seal, the Day and Year abovewritten - Robert Patton W. Lane W. W. Doveton Robert Leech **Margin Notes:** Exd. T. Greentree Depy. Secy.	Perkins was to pay the Company a rent of £0 15s 0d a year on the feast of St Michael the Archangel. He had to keep any houses or other buildings standing on the ground, or built there later, in good order and repair. He and those who came after him could not sell or hand on the lease, or any share in it, without the permission of the Governor and Council in office at the time. The Governor and Council signed the deed and fixed the Company's seal to it on 24 October 1803, in the 43rd year of George III's reign. The signatories were Governor Robert Patton, William Lane, William Webber Doveton and Robert Leech. Perkins signed and sealed his own copy as tenant on the same day. A note at the foot recorded that the deed had been examined by [...], deputy secretary. **Interpretations** Perkins paid the same rent of £0 15s 0d for this main-street plot as for his first plot beside the avenue to the Hospital. The two pieces of ground were close in size: 47 by 60 feet here against 60 by 80 feet before. The Company was not charging extra for a site on the main street. Town rents seem to have been set by a rough scale for ground of this kind, not by how good its position was. In the open market, by contrast, a well-placed house could sell for hundreds of pounds, as the Cocks lease showed. This lease was sealed on the same day as Major Francis Seale's, by the same four councillors, and the same deputy secretary examined both. The board evidently dealt with town and country grants together at a single meeting.
143	140	Blank page	
144	141	No. 80 St. Helena 1803 Lease to Sergeant Samuel Perkins for a Piece of Ground in James's Valley at 15/ per Annum. Registered in Book B Page 249 - T. Greentree Depy. Secy. Entered No. 80 New Reg. Thos. H. Brooke Sec. **Margin Notes:** South [...] [...] [...]	This summary belonged to the deed on the pages immediately before it: Sergeant Samuel Perkins's second lease, for ground on the main street in James's Valley, sealed on 24 October 1803 and signed by Governor Robert Patton, William Lane, William Webber Doveton and Robert Leech. A summary written on the outside of that deed was dated at St Helena in 1803 and numbered 80. It described the document as a lease to Sergeant Samuel Perkins of a piece of ground in James's Valley, at £0 15s 0d a year. The lease was registered in Book B at page 249, and the entry was signed by John Thornton, deputy secretary. A later entry, signed by Thomas H. Brooke as secretary, recorded that the deed had been entered as number 80 in the New Register. A faint pencilled note in the margin could not be read [...]. **Interpretations** John Thornton, the deputy secretary, signed this registration. Under Governor Patton the island's paperwork had grown enough to need a deputy as well as a secretary, and Thornton both examined new deeds and entered them in Book B. Perkins's two town leases were registered at pages 237 and 249 of Book B, and in the New Register they stood at numbers 91 and 80. Brooke kept them near each other but not side by side, which fits his practice of

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			arranging town ground by its place in the valley rather than by holder or date.
145	142	[A repair strip covers the left edge of the page and hides the opening letters of the first line. The right-hand edge is damaged and stained.] [...]sland St. Helena The Lords Proprietors of this Island, the Honble. the United Company of Merchants of England trading to the East Indies Do hereby Demise Grant Lease and to Farm Let unto James Lowden of the said Island Carpenters Mate All that Piece or Parcel of Ground containing Sixty Feet in Front, and Forty Feet in width, situate lying and being in James's Valley. Butting and Bounding East partly on Ladder Hill Road and partly upon the Premises of William Tyler's Orphans, West and North upon the Honble. Company's Waste Land and South upon the Leasehold Ground of Melinda Free-woman. To have and to hold the said hereby Demised Parcel of Ground with the Appurtenances and every Part and Parcel thereof unto him the said James Lowden his Heirs Executors Administrators and Assigns from the day of the date hereof for and during all the space and term of Twentyone Years from thence next ensuing Upon Condition that he the said James Lowden his Heirs or allowed Assigns Do always bear true faith and Allegiance to Our Sovereign Lord King George the **Margin Notes:** Lease Number on Map Town	The East India Company, as Lords Proprietors of St Helena, leased to James Louden, a carpenter's mate on the island, a piece of ground in James's Valley measuring 60 feet across the front and 40 feet wide. To the east it ran partly against the Ladder Hill road and partly against the premises of the orphans of William Poole. The Company's waste land lay to the west and north. To the south lay the leasehold ground of Melinda, described as a free woman. The lease gave Louden the ground and everything that went with it for 21 years from the date of the deed. The rights passed to his heirs, executors, administrators and assigns for the same term. Louden, his heirs and any assigns the Company approved had to stay loyal to King George III, as the deed went on to set out. **Interpretations** The deed named Melinda, Louden's neighbour to the south, as a "free woman". This confirms what her own lease of September 1800 only suggested. She had been a slave and had gained her freedom, and by 1803 she held Company ground in her own right in James's Valley. The clerk recorded her status as part of her name, much as he recorded a man's trade or rank. On an island where most black inhabitants were slaves, her freedom was the fact that set her apart, and the record kept it in view. The premises of William Poole's orphans lay to the east. As with the orphans of John Doveton in 1785, children too young to hold property in their own names were still recorded as the owners of their dead father's ground. The deed's boundary protected their claim. Louden was a carpenter's mate, probably in the Company's works department or on one of the island's vessels. Like Sergeant Perkins, he was a man of modest rank taking a building plot on the edge of Jamestown, which was spreading up the valley beside the Ladder Hill road onto the Company's waste.
146	143	the Third his Heirs and Successors and true faith to them the said Honble. Company and their Successors, and shall duly obey all the Laws and Constitutions of the said Island Yielding and paying therefore Yearly and every Year during the said term and time of Twentyone Years unto the said Honble. Company their Successors Agents or Assigns the Rent of Fifteen Shillings ℔ Annum, at or upon the Feast of St. Michael the Arch Angel Yearly. And upon Condition that he the said James Lowden his Heirs, Executors, Administrators or Assigns Do and shall well and sufficiently keep up and maintain in good order and repair all such Houses, Edifices or Buildings that now are, or may hereafter be Built or Erected upon said Piece of Ground, or any part thereof. And do not, nor shall Sell or dispose of this Lease or his or their interest therein without the leave and consent of the Governor and Council for the time being In Witness whereof We the said Governor and Council have hereunto set our Hands and affixed the Honorable Company's Seal this 9th day of November in the Fortyfifth Year of the Reign of Our said Sovereign Lord George the Third by the Grace of	Louden, his heirs and any assigns the Company approved also had to keep faith with the Company and obey all the island's laws and regulations. Each year of the 21-year term they were to pay the Company a rent of £0 15s 0d on the feast of St Michael the Archangel. They had to keep any houses or other buildings standing on the ground, or built there later, in good order and repair. They could not sell or hand on the lease, or any share in it, without the permission of the Governor and Council in office at the time. The Governor and Council fixed the Company's seal to the deed on 9 November 1804, in the 45th year of George III's reign, as the closing lines on the next page record. **Interpretations** Louden paid £0 15s 0d a year, the same rent Sergeant Perkins paid for each of his two plots. His ground was 60 by 40 feet, a little smaller than either of theirs, yet the charge was identical. By 1803 and 1804 the Council seems to have settled on a standard rent of 15 shillings for an ordinary building plot in James's Valley, whatever its exact size or position. Only very small strips, like Mary Griffiths's yard at £0 1s 6d, or large ones, like James Cocks's at £1 16s 9d, were priced differently.
147	144	of God of the United Kingdom of Great Britain and Ireland King Defender of the Faith: and in the Year of Our Lord One Thousand Eight Hundred and four. And he the said James Lowden hath to the other part set his	The Governor and Council signed James Louden's lease of ground in James's Valley and fixed the Company's seal to it in 1804. The signatories were Governor Robert Patton, William Webber Doveton

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		Hand and Seal the Day and Year above written. Robert Patton W. W. Doveton James Cocks I the withinmentioned James Lowden for my self, my Heirs & Assigns for and in consideration of the Sum five hundred & fifty Pounds Sterling to me in hand well and truly Paid by the said G. M. Boorman the receipt whereof I hereby acknowledge do by these presents make over & Transfer unto the said G. M. Boorman his Heirs Executors Administrators or Assigns all my right title and Interest in and unto the Lease, Liberty being previously had from the Governor & Council for the time being warranting the same free from all incumbrances Witness my Hand Signed Sealed and Dated John Slator Jas. Lowden no Stamps to be had Dickson In the Presence of Us I the Within mentioned G. M. Boorman for and in consideration of the Sum of Five Hundred and fifty Pounds to me in hand paid well and truly by John Conrons the Receipt whereof I hereby acknowledge, do by these presents make over and transfer unto the said John Conrons his Heirs, Executors Administrators and Assigns all my right title & Interest in and unto this Lease, Liberty being previously obtained from the Governor & Council for the time being warranting the same free from all Incumbrances Witness my Hand Signed Sealed and Dated G. M. Boorman no Stamps to be had In Presence of Us John Slator Dickson **Margin Notes:** Transfer of Lease	and James Cocks. Louden signed and sealed his own copy as tenant on the same day. Two further deeds were written below on the same lease. In the first, Louden sold the lease to [...] M. Boorman for £550 0s 0d sterling, and acknowledged receiving the money. He passed to Boorman and his heirs, executors, administrators and assigns all his rights and claims in the ground. He had first obtained leave from the Governor and Council, and he promised that the lease was free of any debts or other claims. Louden signed and sealed the deed. John Slater and [...] Dickson witnessed it. The deed was undated, and a note recorded that no stamps could be had. In the second, Boorman sold the lease on to John Co[...] for £550 0s 0d, and acknowledged receiving the money. He passed to the buyer and his heirs, executors, administrators and assigns all his rights and claims in the ground. He had first obtained leave from the Governor and Council, and he promised that the lease was free of any debts or other claims. Boorman signed and sealed the deed. John Slater and [...] Dickson witnessed it. This deed was also undated, with the same note that no stamps could be had. **Interpretations** Louden's plot carried a rent of only £0 15s 0d a year, yet it sold for £550 0s 0d. As with the Cocks lease, which sold for £600 0s 0d after Frederick Roesch built on it, almost the whole price must have been the value of a house Louden put up on the ground. A carpenter's mate had the skills to build it himself. Turning bare Company waste into a property worth hundreds of pounds was evidently one of the surest ways for a working man on the island to make money. Boorman sold the lease on at exactly the price he paid. The two sales were witnessed by the same two men, written in the same hand and left undated. They may have been made close together, perhaps with Boorman acting as a go-between or holding the property only briefly. The promise that the lease was free of claims was new in the register. Earlier transfers simply passed on whatever rights the seller had. Here each seller guaranteed the buyer against hidden debts, a protection that mattered once a lease was worth as much as a house in England. As in Henry Powell's sale of 1790, the note that no stamps could be had showed that the parties were not trying to avoid stamp duty, which protected the deeds should they ever be tested in an English court.
148	145	No. 71 St. Helena 17th Novr. 1804 Lease to James Lowden for a Piece of Ground in James's Valley containing 60 feet in front at 15/ ℔ Annum. Registered in Book B Page 249. J. DeFountain Depy. Secy. Entd. No. 71 New Reg. St. Helena 1 May 1817 We the undersigned Edward Banks & Joseph Solomon Executors and Elizabeth Onions Executrix to the Estate of the late Jno. Onions for ourselves our Heirs and assigns for and in consideration of the Sum of Seven hundred Pounds as set forth in a Bill of sale of this date Do hereby make over and transfer unto Daniel Smith of said Island his Heirs Executors Administrators	This summary belonged to the deed on the pages immediately before it: James Louden's lease of ground in James's Valley, sealed on 9 November 1804 and signed by Governor Robert Patton, William Webber Doveton and James Cocks. The later sales to Boorman, to John Onions and to Daniel Smith were written on the same lease. A summary written on the outside of that deed was dated at St Helena on 17 November 1804 and numbered 71. It described the document as a lease to James Louden of a piece of ground in James's Valley, 60 feet across the front, at £0 15s 0d a year. The lease was registered in Book B at page 249, and the entry was signed by J. De Fountain, deputy secretary. A later entry recorded that the deed had been entered as number 71 in the New Register. A further transfer of the same lease was written upside down at the foot of the page, dated at St Helena on 1 May 1817. Edward Banks and Joseph Solomon, as executors, and Elizabeth Onions, as executrix, of the estate of the late John Onions sold the lease to Daniel Smith of the island. The price was £700 0s 0d, as set out in a bill of sale of the same

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		and assigns all right title and Interest unto this Lease, leave being obtained first, from the Governor & Council for the disposal of the same Signed in the presence of us E. Banks J. Pounce John Irwin Jos. Solomon	date. They passed to Smith and his heirs, executors, administrators and assigns all their rights and claims in the lease, having first obtained leave from the Governor and Council to dispose of it. E. Banks and Joseph Solomon signed the transfer. [...] and John Irwin witnessed it. **Interpretations** John Onions had bought the lease from Boorman for £550 0s 0d. After his death his executors sold it for £700 0s 0d in 1817, although by then only about eight years of the term were left. Town property in Jamestown was evidently rising sharply in value. The most probable cause was the arrival of Napoleon as a prisoner in October 1815, which brought a large garrison, naval squadron and household of officials to the island and created heavy demand for houses in the town. Joseph Solomon belonged to the Solomon family of Jamestown merchants, and Edward Banks had witnessed the Pritchard transfer of 1808. Naming a merchant as executor alongside the widow probably reflected John Onions's business dealings, since a merchant could handle the estate's debts and sales. The summary was dated eight days after the lease was sealed. The deputy secretary evidently registered the deed once it was complete, not on the day the Council signed it.
149	146	Know all men by these Presents that I William Brenan of the Island of St. Helena in the Hon. East India Company's Civil Service Gent. for & in consideration of the Sum of Fourteen Hundred pounds Sterling to me in hand paid by William Gahagan Apothecary in the Hon. Company's Service also Gent. of the said Island before the ensealing and delivery of these Presents, the receipt whereof I do hereby Acknowledge Have, Bargained, Sold, granted & confirmed, and by these Presents do Bargain, Sell, release grant and confirm unto the said William Gahagan all my right Title Interest and Estate Whatsoever in and unto that Capital Building or Mansion Houses, now Occupied or Tenanted by Lieuts. P. Killen & Thomas Cole with all the App- urtenances belonging thereunto or in anywise appertaining Butting and Bounding on the South by the Hon. Companys Waste Lands on the North by Mr. Leech's Premises [...] of the Hon. Companys [...] and on the [...] by the Main Road leading from the Town into the Country, To have and to hold the said Premises herein before Bargained granted released and confirmed And every Part and parts thereof with all and every the Appurtenances there- unto belonging or in anywise Appertaining, unto him the said William Gahagan his Heirs Executors Administrators and assigns from the day of the date hereof for Ever. and I the said William Brenan for Myself my Heirs, Exors. Admors. or assigns, do hereby covenant and agree to & with the said William Gahagan, his Heirs Exors. Admors. and assigns, that he they and every of them Shall and must be Saved harmless and ever defended by me my Heirs Exors. Admors. and assigns in Quiet & Peace- able Possession of the aforesaid Premises without any molestation interruption	William Brennan, a gentleman in the East India Company's civil service on St Helena, sold William Gahagan, an apothecary in the Company's service and also a gentleman of the island, a large building or set of dwelling houses. The price was £1,400 0s 0d sterling, paid to Brennan before the deed was sealed, and he acknowledged receiving it. Lieutenants P. Killen and Thomas Cole lived in the houses as tenants at the time of the sale. The Company's waste land bounded the property to the south. To the north lay Mr Leech's premises and [...] of the Company's [...], and on another side ran the main road leading from the town into the country. Brennan granted Gahagan all his rights and claims in the property, with everything that went with it. Gahagan, his heirs, executors, administrators and assigns were to hold it for ever from the date of the deed. Brennan promised, for himself and his heirs, executors, administrators and assigns, that Gahagan and those after him would enjoy the property in peace. They were to be protected against any disturbance or claim from Brennan's side or from anyone else, as the deed went on to set out. **Interpretations** This was an outright sale of buildings to be held for ever, not a Company lease. It was the largest sum yet recorded in the register, more than twice the price of any leased town house. A "capital building" on the road out of Jamestown, let to two officers of the garrison, was an investment that earned rent, and Gahagan was buying an income as well as a house. Officers on short postings to the island needed somewhere to live, and men in the Company's civil service supplied that need from their own capital. The promise of quiet possession was the standard safeguard in an English sale of property held for ever. It protected the buyer against later claims on the title, much as Henry Powell's bond of £900 0s 0d did in his sale of 1790. Brennan bound himself and all his heirs to defend Gahagan's title, an obligation that would last as long as the property did.

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		or denial, by or from me my Heirs Exors. Admors. or assigns, or by any from **Margin Notes:** Number on Map	
150	147	from me my Heirs, Executors administrators or assigns, or by and from him them or us, or any Person or Persons whatever Legally claiming hereby Warranting the same to be free of any incumbrance whatsoever - In Witness whereof I the said William Brenan have hereunto Set my hand and Seal this Seventeenth day of December in the Forty Sixth year of the Reign of Our Sovereign Lord George the Third, by the Grace of God King of the United King- dom of Great Britain & Ireland &ca. &ca. &ca. and in the year of Our Lord God one Thousand Eight Hundred and Five - Signed Sealed and Delivered W. Brenan Where no Stamp paper is used in the presence of us Thomas O'Connor Lawrence Rourke	Brennan's protection extended to any lawful claim made by him, his heirs, executors, administrators or assigns, or by anyone else. He also guaranteed that the property was free of any debts or other claims. Brennan signed and sealed the deed on 17 December 1805, in the 46th year of George III's reign. Thomas O'Connor and Lawrence Rourke witnessed it. A note beside the witnesses recorded that no stamped paper was used. **Interpretations** The deed made no mention of the Governor and Council, unlike every lease transfer in the register. Brennan was selling buildings held outright, not Company ground held on a lease, so no consent was needed. Even so, the ground beneath the houses ultimately belonged to the Company, which owned the whole island. A house sold "for ever" on St Helena therefore rested on land whose title the Company had never given up. The deed's guarantee against all claims, from Brennan's side or anyone else's, could not cover the Company itself. Thomas O'Connor, a witness, was probably the same man who occupied John Torbett's house on the main street in 1803 and witnessed George Scott's transfer to William Young in 1799. The same few townsmen appear again and again as witnesses, occupiers and neighbours across these deeds.
151	148	Island St. Helena Know all Men by these presents that I William Gahagan of the said Island, have for and consideration of a certain Sum of Money to be to me in hand paid by Major John Alexander Wright also of the said Island as more fully specified in the Bill of Sale to him bearing date the 1st July instant, do assign transfer and set over unto the said Major John Alexander Wright, all my right title and Interest in and to the annexed bill of Sale & Lease pursuant to Liberty given me by the Governor and Council of the said Island for so doing, In Witness whereof I have hereunto set my hand and seal this 1st day of July in the year of our Lord 1808 - Signed sealed Willm. Gahagan and delivered in the presence of W. [...] Thos. O'Connor	A further deed was written beside William Brennan's sale of the buildings on the road out of Jamestown, dated 17 December 1805. In it, William Gahagan of the island transferred to Major John Alexander Wright, also of the island, all his rights and claims in the attached bill of sale and lease. Wright was to pay him a sum of money, set out more fully in a bill of sale between them dated 1 July 1808. The Governor and Council had given Gahagan leave to make the transfer. Gahagan signed and sealed the deed on 1 July 1808. H. Porteous and Thomas O'Connor witnessed it. **Interpretations** The words "and lease" were written in above the line, and Gahagan sought the Governor and Council's leave before making the transfer. The property Brennan had sold "for ever" in 1805 therefore stood on Company ground held under a lease. The buildings could be bought and sold outright, but the land beneath them still had to be dealt with through the Council. When the property changed hands again, the clerk added the lease to the transfer and the Council's consent was obtained, so the new owner's hold on the ground was as secure as his ownership of the houses. Like the Onions sale of 1817, this transfer left the price out of the deed and pointed to a separate bill of sale instead. By 1808 the larger town properties were being dealt with by private agreement, with the deed in the register serving only to record the change of holder and the Council's consent.
152	149	No. 105 Bill of Sale of a House or Houses in James's Valley William Brenan To Willm. Gahagan 17th Decemr. 1805 - Registered in the Secretary's Office	This summary belonged to the deeds on the pages immediately before it: William Brennan's sale of a house or houses in James's Valley to William Gahagan, dated 17 December 1805, and Gahagan's transfer of the property to Major John Alexander Wright on 1 July 1808. A summary written on the outside of that deed was numbered 1. It described the document as a bill

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		Book W Pages 74, 75 & 76 W. W. Doveton Secy. Entd. No. 105 New Reg. Thos. H. Brooke Sec.	of sale of a house or houses in James's Valley from William Brennan to William Gahagan, dated 17 December 1805. It was registered in the Secretary's Office in Book W at pages 74, 75 and 76, and the entry was signed by [...], the secretary. A later entry, signed by Thomas H. Brooke as secretary, recorded that the deed had been entered as number 1 in the New Register. **Interpretations** This sale was registered in Book W, not in the lease books A and B where every other deed in the volume was entered. The Secretary's Office evidently kept a separate book for private sales of buildings, distinct from the record of the Company's leases. Brooke nevertheless gave the deed the first number in his New Register. When he gathered the island's land titles into one sequence, the leases and private sales went into the same register, which suggests he meant it to record every holding in Jamestown and the country, however it was held.
153	150	Island St. Helena The Lords Proprietors of this Island the Honorable the United Company of Merchants of England trading to the East Indies Do hereby Demise Grant Lease and to Farm Let unto Richard Barker of the said Island [...] All that piece or parcel of Land containing Seven Acres and an half situate lying and being in Sandy Bay Valley, in the South Division of the said Island butting and bounding on all sides on the Honorable Companys Waste Land. To have and to hold the said hereby demised parcel of Land with the appurtenances and every part and parcel thereof unto him the said Richard Barker his Heirs, Executors, Administrators and Assigns from the day of the date hereof for and during all the space and term of Twenty one years from thence next ensuing Upon condition that he the said Richard Barker his Heirs or allowed Assigns, Do always bear true faith and allegiance to our Sovereign Lord King George the third his Heirs and Successors and true faith to them the said Honorable Company and their Successors and shall duly obey all the Laws and Constitutions of the said Island. Yielding and paying therefore yearly and every year during the said term and time of Twenty one years unto the said Honorable Company their Successors, Agents or Assigns the Rent of five shillings ℔ Acre at or upon the Feast of St. Michael the Arch Angel yearly and Upon condition that he the said Richard Barker his Heirs, Executors, Administrators or Assigns do and shall well and sufficiently keep up & maintain the Fences to the said Land and the **Margin Notes:** Number on Map Occupied or Tenanted by Lieuts. P. Killen & Thomas Cole with all the App- -urtenances belonging thereunto or in anywise appertaining Butting and Bounding on the South by the Hon. Companys Waste Lands on the North We the undersigned [...] Onions Executrix [...] and assigns for and in [...]	The vertical text along the left edge belonged to William Brennan's sale of December 1805, which lay folded beside this lease. It repeated part of that deed. The buildings were occupied or tenanted by Lieutenants P. Killen and Thomas Cole, together with everything that belonged to them. The Company's waste land bounded the property to the south, and the description of its northern boundary continued beyond the fold [...]. Below this, written upside down, were the opening words of the transfer of James Louden's lease, beginning "We the undersigned" [...]. The East India Company, as Lords Proprietors of St Helena, leased to Richard Barker of the island a piece of land called [...], of 7½ acres, in Sandy Bay Valley in the South Division. The Company's waste land surrounded it on every side. The lease gave Barker the land and everything that went with it for 21 years from the date of the deed. The rights passed to his heirs, executors, administrators and assigns for the same term. Barker, his heirs and any assigns the Company approved had to stay loyal to King George III and his successors and keep faith with the Company. They also had to obey all the island's laws and regulations. Each year of the term they were to pay the Company £0 5s 0d an acre on the feast of St Michael the Archangel. They also had to keep the fences round the land in good repair, as the deed went on to set out. **Interpretations** Barker's land stood entirely alone, surrounded on every side by the Company's waste, like Richard Knipe's plot on the Tobacco Plains in 1788. Knipe had paid only £0 2s 0d and £0 1s 6d an acre for his isolated ground. Barker paid the full rate of £0 5s 0d. The difference lay in the place. Sandy Bay Valley was among the most fertile and best-watered ground on the island, where Thomas Greentree had also paid the full rate in 1793. Even an isolated plot there was worth the highest rent from the day it was granted.
154	151	in place of the usual proportion of Trees which was one tenth part of the Lease land, shall during the Term of this Lease year at his own option either upon Freehold or Leasehold Land	The tenant's tree-planting duty was set out in a new form. In place of the usual share of woodland on the leased land, Barker was to plant, during the term of the lease and at his own choice either on freehold or on leasehold ground, the full number of six trees for each acre of the leased land. When the lease

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		the full number of Six Trees for each Acre of the said Lease Land, which Trees at the expiration of this Lease shall at least be ten feet high. And do not nor shall Sell or dispose of this Lease or his or their Interest therein without the leave and consent of the Governor and Council for the time being. In Witness whereof We the said Governor and Council have hereunto set our Hands and affixed the Honorable Company's Seal this 30th day of September, in the forty fifth year of the Reign of our said Sovereign Lord George the third, by the Grace of God of Great Britain and Ireland, King Defender of the Faith, and in the year of our Lord One thousand Eight hundred and five. and he the said Richard Barker hath to the other part set his hand and Seal the day and year abovewritten Robert Patton W. Lane W. W. Doveton James Cocks **Margin Notes:** The Lessee [...] also [...] during the Term of the present Lease to clear the Land and keep it free [...] the Growth of the Black berry or which an annual inspection shall be made to be reported to the Governor & Council by the Inspector of Trees &c. under a penalty of [...] Shillings ℔ Acre [...] the forfeiture of the Lease.	ended, those trees were to be at least ten feet high. Barker and those who came after him could not sell or hand on the lease, or any share in it, without the permission of the Governor and Council in office at the time. A note written in the left margin added a further condition. The tenant was to keep the land clear at all times during the lease of the growth of the black[berry] [...], a duty which, if neglected, would bring a penalty of [...] shillings, as laid down by an earlier order of the island's government [...]. Parts of the note could not be read with confidence. The Governor and Council signed the deed and fixed the Company's seal to it on 30 September 1805, in the 45th year of George III's reign. The signatories were Governor Robert Patton, William Lane, William Webber Doveton and James Cocks. Barker signed and sealed his own copy as tenant on the same day. **Interpretations** The woodland clause took a further step. The Council fixed a count: six trees for every acre leased, and those trees had to reach ten feet by the time the lease ran out. It also let the tenant plant them on any ground he held, freehold or leasehold, not only on the leased plot. Barker's 7½ acres were surrounded by waste and probably needed to be farmed, so the Council allowed him to do his planting elsewhere. The aim was more trees on the island, wherever they could best be grown, and the height requirement meant they had to be tended, not simply put in and left to die. The margin note on clearing blackberry shows another threat to the island's farmland. Blackberry had been brought to St Helena and spread fast over open ground, choking pasture and young trees. The government had already made rules against it, with a penalty for tenants who let it grow. Writing the duty into a lease bound each tenant personally to fight the weed on his own ground, alongside his duty to plant trees.
155	152	Island St. Helena The Lords Proprietors of this Island, the Honorable the United Company of Merchants of England Trading to the East Indies Do hereby Demise, Grant Lease and to Farm Let unto Thomas Greentree Lieut. Colonel in the Garrison of the said Island All that Piece or Parcel of Land containing Seventeen Acres, situate lying and being in the South Division of the said Island Butting and Bounding East upon the Land of sd. Thomas Greentree and partly on the Lands of Samuel Knype. West on the Land of sd. Thomas Greentree, South on the Land of John Bagley and Mary Den Taaffe & North upon the Land of Samuel Knype. To have and to hold the said hereby demised Parcel of Land with the Appurtenances and every Part and Parcel thereof unto him the said Thomas Greentree his Heirs, Executors, Administrators and Assigns from the day of the date hereof, for and during all the space and term of Forty Two Years from thence next	The East India Company, as Lords Proprietors of St Helena, leased to Thomas Greentree, lieutenant colonel in the island's garrison, a plot of 17 acres in the South Division. To the east it ran partly against Greentree's own land and partly against the land of Samuel Knipe. Greentree's own land also lay to the west. To the south lay the land of John Bagley and of Mary Den Taaffe, and to the north the land of Samuel Knipe. The lease gave Greentree the land and everything that went with it for 42 years from the date of the deed. The rights passed to his heirs, executors, administrators and assigns for the same term. Greentree, his heirs and any assigns the Company approved had to stay loyal to King George III and his successors, as the deed went on to set out. **Interpretations** This lease ran for 42 years, twice the 21-year term of every other grant in the register. The Company had always kept its leases short so that land came back to it regularly and could be relet on new

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		ensuing Upon Condition that he the said Thomas Greentree his Heirs or allowed Assigns Do always bear true faith and Allegiance to Our Sovereign Lord King George the Third his Heirs and **Margin Notes:** Number on Map	terms. Doubling the term gave the tenant a much firmer hold. A planter with 42 years ahead of him could afford to fence, plant trees and improve the ground, knowing he or his heirs would reap the benefit. Barker's lease of 1805 had already demanded trees that would be ten feet high when the lease ended. A longer term made that kind of investment worthwhile. The change suggests that under Governor Patton the Company was rethinking its leases to encourage lasting improvement, and Greentree, now a lieutenant colonel and the island's senior soldier, received one of the first such grants. Samuel Knipe, who held land on two sides of the plot, probably belonged to the family of Richard Knipe, whose Peak Gut lease of 1800 was sold after his death in 1810. Mary Den Taaffe was another woman holding land in her own name in the South Division.
156	153	and Successors and true faith to them the said Honble. Company, and their Successors and shall duly obey all the Laws and Constitutions of the said Island, Yielding and Paying therefore Yearly and every Year during the said term and time of Forty two Years, unto the said Honble. Company their Successors, Agents or Assigns the Rent of Five Shillings per Acre, at or upon the Feast of St. Michael the Arch Angel Yearly And upon Condition that he the said Thomas Greentree his Heirs, Executors Administrators or Assigns Do and shall well and sufficiently keep up and maintain the Fences to the said Land And in place of the usual proportion of Trees which was One Tenth part of the Lease Land; shall during the term of this Lease rear at his own option, either upon Freehold or Leasehold Land the full number of Six Trees for each Acre of the said Leased Land, which Trees at the expiration of this Lease shall at least be Ten feet high. And do not nor shall Sell or dispose of this Lease or his or their interest therein without the leave and Consent of the Governor and Council for the time being. In Witness whereof We the said Governor and Council have hereunto set Our Hands and affixed the Honorable Company's Seal this 30 day of September in the Fortyfifth Year of the Reign of Our said Sovereign Lord George the **Margin Notes:** The Lessee is also bound during the term of the present Lease to clear the Land and keep it free from the growth of the Black-berry in which an annual progress shall be made (to be reported to the Governor and Council by the Inspec-tors of Trees &c.) under a penalty of five shillings ℔ acre and the forfeiture of the said Lease	Greentree, his heirs and any assigns the Company approved also had to keep faith with the Company and obey all the island's laws and regulations. Each year of the 42-year term they were to pay the Company £0 5s 0d an acre on the feast of St Michael the Archangel. They had to keep the fences round the land in good repair. In place of the usual share of woodland, which had been one tenth of the leased land, Greentree was to plant during the term of the lease, at his own choice either on freehold or on leasehold ground, six trees for each acre of the leased land. When the lease ended, those trees were to be at least ten feet high. He and those who came after him could not sell or hand on the lease, or any share in it, without the permission of the Governor and Council in office at the time. A note in the left margin added a further condition. During the lease, the tenant had to clear the land and keep it free of blackberry. He was to make progress against it every year, and the Inspectors of Fences were to report that progress to the Governor and Council. A tenant who failed faced a penalty of £0 5s 0d an acre and the loss of the lease. The Governor and Council fixed the Company's seal to the deed on 30 September 1805, in the 45th year of George III's reign, as the closing lines on the next page record. **Interpretations** The blackberry clause carried teeth. A tenant who did not make yearly headway against the weed could be fined five shillings an acre, a full year's rent, and could lose the lease altogether. Inspectors of Fences toured the island and reported to the Council, so the duty would actually be checked rather than left on paper. The lease said the old woodland rule had been one tenth of the land and replaced it with six trees an acre. Together, the planting and clearing duties turned a 42-year lease into a long-term contract to restore the land: the tenant gained security of tenure, and in return he was answerable every year for the condition of the ground. Greentree's lease was sealed on the same day as Richard Barker's and carried the same planting and blackberry conditions. Michaelmas 1805 evidently marked the introduction of a new standard lease under Governor Patton, with the longer term offered to at least some tenants.
157	154	the Third, by the Grace of God of Great Britain and Ireland, King Defender of the Faith, And in the Year of Our Lord One Thousand Eight	The Governor and Council signed Thomas Greentree's lease of 17 acres in the South Division and fixed the Company's seal to it in 1805. The

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		hundred and five, And he the said Thomas Greentree hath to the other part set his Hand and Seal the Day and Year above written. - Robert Patton W. Lane W. W. Doveton James Cocks Island St. Helena 28th June 1811 Know all Men by these Presents that I Thomas Greentree Senr. Lieut. Colonel in the Service of the Honorable the East India Company at this Island, for and in Consideration of the Natural Love & Affection which I bear to my Son Thomas Greentree Junr. have transferred and set over unto the said Thomas Greentree Junr. all my Right, Title and Interest to and in this Lease, the Consent of the Worshipful the Governor and Council being first had and Obtained, In Witness whereof I have hereunto set my Hand and Seal this twenty Eight Day of June, in the Fifty First Year of His Majesty's Reign, and in the Year of our Lord, One Thousand Eight Hundred and Eleven Signed Sealed & delivered T. Greentree Sr. in the Presence of Us. W. W. [...] R. E. Pritchard	signatories were Governor Robert Patton, William Lane, William Webber Doveton and James Cocks. Greentree signed and sealed his own copy as tenant on the same day. A further deed was written on the same lease. Thomas Greentree senior, lieutenant colonel in the East India Company's service on the island, gave the lease to his son, Thomas Greentree junior, out of his natural love and affection for him. He passed to his son all his rights and claims in the lease, the Governor and Council having first given their consent. He signed and sealed the transfer at St Helena on 28 June 1811, in the 51st year of George III's reign. J. W[...] and [...] Pritchard witnessed it. **Interpretations** Greentree gave his son this 17-acre lease on the same day, 28 June 1811, as the 10 acres at Sandy Bay, with the same wording and the same witness named Pritchard. He was settling his whole South Division holding on his heir in a single sitting. The two gifts were very different in value, however. The Sandy Bay lease of 1793 had only three years left to run. This one, granted for 42 years in 1805, still had more than 35 years ahead. The son received a farm he could work for most of his life, protected by the longer term the Company had begun to grant. The father, nearing the end of his career, used both gifts to make sure the family's land in the south of the island passed whole to the next generation.
158	155	No. 166 St. Helena Septr. 30th 1805 Lease to Lieut. Colonel Greentree for 17 acres land lying in the South Division at 5/ ℔ acre. Registered in Book B page 259. - John DeFountain Acting Secy. Entered No. 166 New Reg. Thos. H. Brooke Sec. **Margin Notes:** Mem. This Land is part of that Purchased of Mr. Wrangham called Stewarts - above Day Gut	This summary belonged to the deed on the pages immediately before it: Lieutenant Colonel Thomas Greentree's lease of 17 acres in the South Division, sealed on 30 September 1805 and signed by Governor Robert Patton, William Lane, William Webber Doveton and James Cocks. The 1811 gift to Thomas Greentree junior was written on the same lease. A summary written on the outside of that deed was dated at St Helena on 30 September 1805 and numbered 166. It described the document as a lease to Lieutenant Colonel Greentree of 17 acres in the South Division, at £0 5s 0d an acre. The lease was registered in Book B at page 259, and the entry was signed by John De Fountain, acting secretary. A later entry, signed by Thomas H. Brooke as secretary, recorded that the deed had been entered as number 166 in the New Register. A memorandum at the head of the summary recorded that the land was part of the ground bought from Mr Wrangham, called Stewart's, above Day Gut. **Interpretations** The memorandum tied this Company lease to private dealings in land. William Wrangham, the councillor who had built up holdings across the island in the 1780s and 1790s, had at some point sold the ground called Stewart's. Greentree's 17 acres formed part of it. The Company's grant of 1805 evidently put on a formal lease ground that Greentree, or someone before him, had already bought from Wrangham. Leases on St Helena therefore did not always mark a first grant of empty Company land. Sometimes they formalised a holding that had already changed hands privately, bringing it back within the Company's records and rent roll. John De Fountain signed as acting secretary. He was probably the John De Fountain who took over William Seale's leases near James's Valley in 1814, a clerk in the Secretary's Office who also held land on his own account.

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159	156	Island St. Helena. The Lords Proprietors of this Island, the Honble. the United Company of Merchants of England Trading to the East Indies, Do hereby demise grant Lease and to farm Let unto Thomas Greentree Lieutenant Colonel in the Garrison of the said Island, All that piece or parcel of Land containing Eight Acres situate lying and being in Sandy Bay. Butting and bounding East West and North upon the Land of the said Thomas Greentree, and South upon the Land of Mary Den Taaffe. To have and to hold the said hereby demised parcel of Land with the appurtenances and every part and parcel thereof unto him the said Thomas Greentree, his Heirs Executors, administrators and assigns from the day of the date hereof, for and during all the space and term of Forty Two Years from thence next ensuing Upon Condition that he the said Thomas Greentree his Heirs or allowed Assigns Do always bear true faith and Allegiance to Our Sovereign Lord King George the Third his Heirs and Successors and true faith to them the said Honble. Company and their Successors, and shall duly obey all the Laws and Constitutions of the said Island. Yielding and paying therefore Yearly and every Year, during **Margin Notes:** Number on Map Sandy Bay	The East India Company, as Lords Proprietors of St Helena, granted a further lease to Thomas Greentree, lieutenant colonel in the island's garrison. It covered a plot of 8 acres in Sandy Bay. Greentree's own land bounded it to the east, west and north, and the land of Mary Den Taaffe lay to the south. The lease gave Greentree the land and everything that went with it for 42 years from the date of the deed. The rights passed to his heirs, executors, administrators and assigns for the same term. Greentree, his heirs and any assigns the Company approved had to stay loyal to King George III and his successors and keep faith with the Company. They also had to obey all the island's laws and regulations. In return they were to pay the Company a yearly rent throughout the term, as the deed went on to set out. **Interpretations** This plot was almost wholly enclosed by Greentree's own land, with only Mary Den Taaffe's ground to the south. It filled a gap within his Sandy Bay estate, as his 10 acres there had done in 1793. Like his 17 acres in the South Division, it was granted for 42 years. Greentree was now holding most of his land on the new, longer term, which gave his family a lasting hold on the valley that his shorter lease of 1793 could not.
160	157	during the said Term and time of Forty Two Years unto the said Honorable Company their Successors Agents or Assigns the Rent of Five Shillings ℔ Acre at or upon the feast of St. Michael the Arch angel Yearly. And upon Condition, that he the said Thomas Greentree, his Heirs, Executors, administrators or Assigns Do and shall well and sufficiently keep up and maintain the Fences to the said Land, And in place of the usual proportion of trees which was one tenth part of the lease land, shall during the term of this lease rear, at his own option, either upon Free-hold or Leasehold Land the full number of Six Trees for each Acre of the said lease Land, which Trees at the expiration of this lease shall at least be ten feet high. And do not nor shall sell or dispose of this lease or his or their Interest therein without the leave and Consent of the Governor and Council for the time being. - In Witness whereof we the said Governor and Council have hereunto set Our Hands and affixed the Honorable Company's Seal this 30th Day of September, in the Fortyfifth Year of the Reign of Our said Sovereign Lord George the Third, by the Grace of God of Great Britain and Ireland, King, Defender of the Faith. And in the Year of Our Lord One Thousand Eight Hundred and **Margin Notes:** The Lessee is also bound during the term of the present Lease to clear the Land & keep it free from the growth of the Blackberry, in which an annual progress shall be made (to be reported to the Governor and Council by the Inspectors	Each year of the 42-year term, Greentree and those who came after him were to pay the Company £0 5s 0d an acre on the feast of St Michael the Archangel. They had to keep the fences round the land in good repair. In place of the usual share of woodland, which had been one tenth of the leased land, Greentree was to plant during the term of the lease, at his own choice either on freehold or on leasehold ground, six trees for each acre of the leased land. When the lease ended, those trees were to be at least ten feet high. He and those who came after him could not sell or hand on the lease, or any share in it, without the permission of the Governor and Council in office at the time. A note in the left margin added the further condition found on his 17-acre lease. During the lease, the tenant had to clear the land and keep it free of blackberry. He was to make progress against it every year, and the Inspectors of Fences and others were to report that progress to the Governor and Council. A tenant who failed faced a penalty of £0 5s 0d an acre and the loss of the lease. The Governor and Council fixed the Company's seal to the deed on 30 September 1805, in the 45th year of George III's reign, as the closing lines on the next page record. **Interpretations** This lease was sealed on the same day as Greentree's 17 acres and Richard Barker's 7½ acres, on identical terms. Michaelmas 1805 saw at least three grants made on the new standard form, with the same planting rule, the same blackberry clause and, for Greentree, the same 42-year term. The repeated wording shows the Council applying a single policy across the South Division in one sitting, not negotiating conditions tenant by tenant.

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		of Trees &c.) under a penalty of five shillings per acre and the forfeiture of the said Lease	
161	158	and Five. And he the said Thomas Greentree hath to the other part set his Hand and Seal the day and Year abovewritten. - Robert Patton W. Lane W. W. Doveton James Cocks Island St. Helena 28th June 1811 Know all Men by these Presents that I Thomas Greentree Senr. Lieut. Colonel in the Service of the Honorable the East India Company at this Island, For and in Consideration of the Natural Love and Affection which I bear to my Son Thomas Greentree Junr. have transferred and set over unto the said Thomas Greentree Junr. all my Right, Title and Interest to and in this Lease, the Consent of the Worshipful the Governor and Council being first had and Obtained, In Witness whereof I have hereunto set my Hand and Seal this twenty Eight day of June, in the Fifty First Year of His Majesty's Reign, and in the Year of our Lord, One thousand Eight Hundred and Eleven. - Signed, Sealed & delivered T. Greentree Senr. in the presence of Us. W. W. [...] R. E. Pritchard	The Governor and Council signed Thomas Greentree's lease of 8 acres in Sandy Bay and fixed the Company's seal to it in 1805. The signatories were Governor Robert Patton, William Lane, William Webber Doveton and James Cocks. Greentree signed and sealed his own copy as tenant on the same day. A further deed was written on the same lease. Thomas Greentree senior, lieutenant colonel in the East India Company's service on the island, gave the lease to his son, Thomas Greentree junior, out of his natural love and affection for him. He passed to his son all his rights and claims in the lease, the Governor and Council having first given their consent. He signed and sealed the transfer at St Helena on 28 June 1811, in the 51st year of George III's reign. [...] and [...] Pritchard witnessed it. **Interpretations** This was the third lease Greentree gave his son on 28 June 1811, after the 10 acres at Sandy Bay and the 17 acres in the South Division. Each needed its own deed, written on the lease it concerned, though all three were signed the same day before the same witnesses. Together they handed Thomas Greentree junior 35 acres at Sandy Bay and in the South Division, two of the three parcels held on the new 42-year term.
162	159	No. 167 St. Helena 30 September 1805 Lease to Lieut. Colonel Greentree for 8 Acres Land in the South Division at 5/ per acre. Registered in Book B page 261. - John DeFountain Acting Secy. Entered No. 167 New Reg. Thos. H. Brooke Sec. **Margin Notes:** Mem. This Land is called Day Gut	This summary belonged to the deed on the pages immediately before it: Lieutenant Colonel Thomas Greentree's lease of 8 acres in Sandy Bay, sealed on 30 September 1805 and signed by Governor Robert Patton, William Lane, William Webber Doveton and James Cocks. The 1811 gift to Thomas Greentree junior was written on the same lease. A summary written on the outside of that deed was dated at St Helena on 30 September 1805 and numbered 167. It described the document as a lease to Lieutenant Colonel Greentree of 8 acres in the South Division, at £0 5s 0d an acre. The lease was registered in Book B at page 261, and the entry was signed by John De Fountain, acting secretary. A later entry, signed by Thomas H. Brooke as secretary, recorded that the deed had been entered as number 167 in the New Register. A memorandum at the head of the summary recorded that the land was called Day Gut. **Interpretations** The memorandum on Greentree's 17-acre lease placed that ground "above Day Gut", and this one named the 8 acres as Day Gut itself. The two grants of Michaelmas 1805 therefore lay one above the other in the same valley, and their New Register numbers, 166 and 167, ran in sequence. With the Sandy Bay lease of 1793 at number 164, all three Greentree parcels sat together in the register, as they sat together on the ground.
163	160	Island St. Helena The Lords Proprietors of this Island the Honorable the United Company of Merchants of England trading to the East Indies, Do hereby	The East India Company, as Lords Proprietors of St Helena, granted a further lease to Mary Bagley, William Webber Doveton, Thomas Bagley and John Bagley, executrix and executors of the will of John Bagley, a planter of the island, now dead. They were

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		Demise, Grant, Lease, and to farm let unto Mary Bagley, William Webber Doveton, Thomas Bagley and John Bagley, Executrix & Executors to the Last Will and Testament of John Bagley of the said Island, Planter, Deceased, in trust nevertheless, and for the Benefit of his Estate, All that piece or parcel of Land containing Thirty five Acres situate lying and being in the South Division of the said Island. Twenty Eight Acres of which Butting and Bounding East and North upon the Lands of Mary Den Taaffe, West and South on the Lands of the said Estate, and the remaining Seven Acres butting and Bounding East West & North on the Lands of the said Estate, and South partly on the Honble. Company's Waste Lands and partly on the Lands of John Bagley. To have and to hold the said hereby Demised Piece or Parcel of Land with the appur-tenances and every part and parcel thereof unto them the Executrix and Executors aforesaid in trust for the said Estate and to the Heirs and Assigns thereto, from the Day of the Date hereof for and during all the Space and Term of Twenty One years from thence next ensuing. Upon condition that they the said Executrix and Executors as well as the Heirs and Assigns of the Estate aforesaid Do always bear true Faith and Allegiance to our Sovereign Lord King George the Third his Heirs **Margin Notes:** Lease Number on Map	to hold the land in trust for the benefit of his estate. It covered 35 acres in the South Division, in two parts. The first part, of 28 acres, had the land of Mary Den Taaffe to the east and north and the estate's own land to the west and south. The remaining 7 acres had the estate's land to the east, west and north. To the south they ran partly against the Company's waste land and partly against the land of John Bagley. The executrix and executors were to hold the land and everything that went with it in trust for the estate and for its heirs and assigns, for 21 years from the date of the deed. The executrix and executors, together with the heirs and assigns of the estate, had to stay loyal to King George III and his heirs, as the deed went on to set out. **Interpretations** The Bagley estate was still held in trust, with the same four executors who had taken Peak Gut Point in 1797 and the 25¼ acres in 1798. Yet the 7-acre part of this grant bordered "the land of John Bagley", a living holder. The son John Bagley, himself one of the trustees, had by now taken land in his own name, as his 1801 lease at Lot's Ridge showed. He was acting in two capacities at once: as trustee enlarging his dead father's estate, and as a neighbour whose own land lay alongside it. Mary Den Taaffe held the land to the east and north of the larger part, as she did beside Greentree's grants. Her holding stood at the meeting point of the Greentree and Bagley estates in the South Division. The trustees took this land on the ordinary 21-year term, while Greentree's grants of the same period ran for 42 years. The longer term was evidently not offered to every tenant.
164	161	Heirs and Successors and true faith to them, the said Honorable Company and their Successors, and shall duly obey all the Laws and Constitutions of the said Island. Yielding and paying therefore yearly and every year during the said Term and Time of Twenty One years unto the said Honble. Company, their Successors, Agents, or Assigns, the rent of five shillings for Twenty Eight acres and Three shillings and six pence for seven Acres, each per acre respectively at or upon the Feast of St. Michael the Arch Angel yearly. And upon condition that they the said Executrix and Executors or the Heirs or Assigns aforesaid Do and shall well and sufficiently keep up and maintain the Fences to the said Lands, and in place of the usual proportion of Trees which was One tenth part of the Lease Land, shall during the term of this lease, rear at his own option, either upon Freehold or Leasehold Land the full number of Six Trees for each Acre of the said Lease land which trees at the expiration of this Lease shall at least be ten feet high, and Upon condition also that the said Executrix and Executors, or the Heirs or Assigns aforesaid, shall during the term of the present Lease, clear the said Lands, and keep them free from the growth of the Blackberry, in which an annual progress shall be made (to be reported to the Governor and Council by the Inspectors of Fences &c. &c.) under a Penalty of five shillings per acre and the forfeiture of the said Lease, And do not nor shall sell or dispose of this Lease or his or their Interest therein without the leave and Consent of the Governor and Council for the time being. In	The executrix, executors and the estate's heirs and assigns also had to keep faith with the Company and obey all the island's laws and regulations. Each year of the 21-year term they were to pay the Company £0 5s 0d an acre for the 28 acres and £0 3s 6d an acre for the 7 acres, on the feast of St Michael the Archangel. They had to keep the fences round the land in good repair. In place of the usual share of woodland, which had been one tenth of the leased land, they were to plant during the term of the lease, at their own choice either on freehold or on leasehold ground, six trees for each acre of the leased land. When the lease ended, those trees were to be at least ten feet high. They also had to clear the land and keep it free of blackberry during the lease. They were to make progress against it every year, and the Inspectors of Fences and others were to report that progress to the Governor and Council. Failure brought a penalty of £0 5s 0d an acre and the loss of the lease. They could not sell or hand on the lease, or any share in it, without the permission of the Governor and Council in office at the time. **Interpretations** The blackberry clause, written in the margin of the earlier leases of Michaelmas 1805, here formed part of the main text. By the time this deed was drawn up the clerk was copying the new conditions straight into the body of the lease. They had become standard wording rather than an addition. The trustees paid two rates. The 28 acres, lying between the estate's own land and Mary Den Taaffe's, carried the full £0 5s 0d. The 7 acres, which touched the Company's waste to the south, went at £0 3s 6d. That was the same rate the trustees had paid in 1798 for the 25¼ acres beside the waste. The Company still priced ground by its quality, even within a single grant.

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165	162	In Witness whereof We the said Governor and Council have hereunto set our Hands and affixed the Seal of the said Honorable Company this 30th day of September in the Forty fifth year of the Reign of our said Sovereign Lord George the third, By the Grace of God of the United Kingdoms of Great Britain & Ireland King Defender of the Faith, and in the year of our Lord one thousand Eight hundred and five; and the said Mary Bagley, William W. Doveton, Thomas Bagley and John Bagley Executrix and Executors aforesaid, Hath to the other part set their hands and Seals the Day and year abovewritten - Robert Patton W. Lane W. W. Doveton James Cocks	The Governor and Council signed the lease of 35 acres in the South Division to the executrix and executors of John Bagley, and fixed the Company's seal to it on 30 September 1805, in the 45th year of George III's reign. The signatories were Governor Robert Patton, William Lane, William Webber Doveton and James Cocks. Mary Bagley, William Webber Doveton, Thomas Bagley and John Bagley signed and sealed their own copy as executrix and executors on the same day. **Interpretations** This was the fourth lease sealed on Michaelmas 1805, alongside Richard Barker's and Thomas Greentree's two grants, all in the South Division and all on the new planting and blackberry conditions. Doveton again signed on both sides, as councillor and as trustee, just as he had for the Bagley lease of 1798. The Council used the rent day to make a single large settlement of ground in the south of the island, nearly 70 acres in four leases, under the standard terms introduced by Governor Patton.
166	163	No. 97 - Entered in New Register Thos. H. Brooke Sec. St. Helena 30 September 1805 Lease to the Exors. of Mr. John Bagley for 35 Acres of Land @ 5/ & 3/6 ℔ Acre in the South Division. Registered in Book C Page [...] John DeFountain Acting Secy.	This summary belonged to the deed on the pages immediately before it: the lease of 35 acres in the South Division to the executrix and executors of John Bagley, sealed on 30 September 1805 and signed by Governor Robert Patton, William Lane, William Webber Doveton and James Cocks. A summary written on the outside of that deed was dated at St Helena on 30 September 1805 and numbered 97. It described the document as a lease to the executrix and executors of [...] Bagley of 28 acres at £0 5s 0d an acre and 7 acres at £0 3s 6d an acre in the South Division. The lease was registered in Book C at page 1, and the entry was signed by John De Fountain, acting secretary. An entry at the head, signed by Thomas H. Brooke as secretary, recorded that the deed had been entered as number 97 in the New Register. **Interpretations** This lease was entered on the first page of a new register, Book C. Greentree's 8-acre lease, sealed the same day, had gone in at page 261 of Book B, which was evidently now full. Book A had served from the late 1770s to 1790, and Book B from 1790 to 1805. The heavy granting of Michaelmas 1805 filled the second book and began the third. In the New Register the trust's leases stood at numbers 96, 97 and 101, close together. Brooke again gathered the Bagley estate's ground into one place, though its leases had been granted across eight years and entered in two different lease books.
167	164	Island St. Helena The Lords Proprietors of this Island the Honble. the United Company of Merchants of England Trading to the East Indies Do hereby Demise, Grant Lease and to Farm Let unto John Alexander Senr. of the said Island, Planter. All that Piece or Parcel of Land containing Thirteen Acres situate lying and being in the South Division of the said Island, Butting and Bounding East the Lands of Aaron Lambe West upon the Lands of Wm. W. Doveton, South upon the Lands of the said John Alexander Senr. & North upon the Honble. Company's Waste Land on the Main Ridge. To have and to hold the said hereby demised Parcel of Land with the Appurtenances and every Part and Parcel thereof unto him the said John Alexander his Heirs, Executors, Administrators and Assigns from the day of the date hereof, for and during all the space and term of Twentyone Years from thence next ensuing Upon Condition that the said John Alexander his Heirs or allowed Assigns	The East India Company, as Lords Proprietors of St Helena, leased to John Alexander senior, a planter on the island, a plot of 13 acres in the South Division. The land of Aaron Lambe bounded it to the east and that of William Webber Doveton to the west. Alexander's own land lay to the south. To the north lay the Company's waste land on the Main Ridge. The lease gave Alexander the land and everything that went with it for 21 years from the date of the deed. The rights passed to his heirs, executors, administrators and assigns for the same term. Alexander, his heirs and any assigns the Company approved had to stay loyal to the King, as the deed went on to set out. **Interpretations** A later hand had pencilled "30 Sept 1805" at the head of the lease, placing it among the large group of South Division grants sealed that Michaelmas. This plot lay on the slope below the Main Ridge, between the land of William Webber Doveton and Aaron Lambe. Doveton's 2½ acres at Tinsley's in 1803 had John Alexander senior's land to the west and the

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		Margin Notes: Lease 30 Sept. 1805 Number on Map	Main Ridge to the north. The two men's holdings evidently lay side by side along the southern face of the ridge, and Alexander was now extending his own ground up towards the ridge top, as Doveton had done two years earlier.
168	165	Assigns Do always bear true faith and Allegiance to Our Sovereign Lord King George the Third his Heirs and Successors and true faith to them the said Honble. Company, and their Successors and shall duly obey all the Laws and Constitutions of the said Island Yielding and Paying therefore Yearly and every Year during the said term and time of Twentyone Years unto the said Honble. Company their Successors, Agents or Assigns the Rent of Five Shillings per Acre, at or upon the Feast of St. Michael the Arch Angel Yearly And upon Condition that he the said John Alexander Senr. his Heirs, Executors, Administrators or Assigns Do and shall well and sufficiently keep up and maintain the Fences to the said Land And in place of the usual proportion of Trees which was One Tenth part of the Lease Land, shall during the term of this Lease rear at his own option, either upon Freehold or Leasehold Land the full number of Six Trees for each Acre of the said Leased Land which Trees at the expiration of this Lease shall at least be Ten feet high. And do not nor shall Sell or dispose of this Lease or his or their interest therein without the leave and Consent of the Governor and Council for the time being **Margin Notes:** The Lessee is also bound during the term of the present Lease to clear the Land & keep it free from the growth of the Blackberry in which an annual progress shall be made (to be reported to the Governor and Council by the Inspectors of Trees &c.) under a penalty of five Shillings ℔ acre and the forfeiture of the said Lease -	Alexander, his heirs and any assigns the Company approved had to stay loyal to King George III and his successors, keep faith with the Company and obey all the island's laws and regulations. Each year of the 21-year term they were to pay the Company £0 5s 0d an acre on the feast of St Michael the Archangel. They had to keep the fences round the land in good repair. In place of the usual share of woodland, which had been one tenth of the leased land, Alexander was to plant during the term of the lease, at his own choice either on freehold or on leasehold ground, six trees for each acre of the leased land. When the lease ended, those trees were to be at least ten feet high. He and those who came after him could not sell or hand on the lease, or any share in it, without the permission of the Governor and Council in office at the time. A note in the left margin added the blackberry condition. During the lease, the tenant had to clear the land and keep it free of blackberry. He was to make progress against it every year, and the Inspectors of Fences and others were to report that progress to the Governor and Council. Failure brought a penalty of £0 5s 0d an acre and the loss of the lease. **Interpretations** Alexander's lease carried every one of the new conditions of Michaelmas 1805, but on the ordinary 21-year term, like the Bagley trust's grant, not the 42 years given to Greentree. The planting rule asked the same of both kinds of tenant: six trees an acre, ten feet high when the lease ended. A tenant on 21 years had only half as long as Greentree to grow them, yet the standard was identical. The Council evidently applied its tree and blackberry rules uniformly, while offering the longer term as a separate favour to particular tenants.
169	166	being In Witness whereof We the said Governor and Council have hereunto set Our Hands and affixed the Honble. Company's Seal this 30th Day of September, in the Fortyfifth Year of the Reign of Our said Sovereign Lord George the Third, by the Grace of God of Great Britain and Ireland King Defender of the Faith, And in the Year of Our Lord One Thousand Eight hundred and five, And he the said John Alexander hath to the Other part set his Hand and Seal the Day and Year above written. Signed, Robert Patton W. Lane (True Copy) W. W. Doveton John DeFountain James Cocks Acting Secy. Know all Men by these presents, that I John Alexander Senr. for and in consideration of the Sum of Two Hundred and Twenty Pounds, Sterling, to me in hand paid, by Richard Wm. Barker of this Island, Farmer, pursuant to Liberty, have & by these presents do Assign Transfer, Set over and Deliver unto the said R. W. Barker,	The Governor and Council fixed the Company's seal to John Alexander senior's lease of 13 acres in the South Division on 30 September 1805, in the 45th year of George III's reign. Alexander signed and sealed his own copy as tenant on the same day. This version of the deed was a copy, certified as a true copy by John De Fountain, acting secretary. It recorded that the original had been signed by Governor Robert Patton, William Lane, William Webber Doveton and James Cocks, and a drawn circle stood in place of the Company's seal. A further deed was written on the same copy. John Alexander senior sold the lease to Richard William Barker, a farmer on the island, for £220 0s 0d sterling, which Barker paid to him. Alexander had leave to make the sale. He passed to Barker and his heirs, executors, administrators and assigns all his rights and claims in the 13 acres, with everything that went with them, on the lease's original terms. He signed and sealed the transfer on the first day of December 18[...]. W. Greentree and Francis Seale witnessed it. **Interpretations** This was the first copy in the register to stand in for an original lease. The secretary certified it as true and noted who had signed the original, with a circle drawn to show where the Company's seal had been.

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		his Heirs, Executors, Administrators and Assigns, all my Right Title, Claim and Interest, in the within-mentioned Thirteen Acres of Land with all the Appurtenances thereunto belonging, on the terms and Conditions of the said Lease. In Witness whereof, I have set my hand & Seal this first Day of December 1813. In the presence of Jno. Alexander Sr. W. Greentree Francis Seale	The original had probably been lost or damaged, or kept by the Company while the tenant held a certified copy. A certified copy evidently carried enough weight that a later sale could be written on it as if it were the original deed. Barker paid £220 0s 0d for 13 acres on the slope below the Main Ridge. This was probably the Richard Barker who took the isolated 7½ acres in Sandy Bay Valley in 1805, now buying improved ground. By the time of the sale, Alexander's planting and fencing had turned a lease worth nothing in 1805 into one worth more than £16 an acre. The same kind of gain had appeared in the sales of Knipe's leases, and it shows that the Company's improvement conditions also created value that tenants could sell.
170	167	No. 108 St. Helena Lease to Mr. John Alexander Senr. for 13 Acres Land lying in the South Division of the said Island @ 5/ ℔ Acre Registered in Book B Page 260. - John DeFountain Acting Secy. Entered No. 108 in New Reg.	This summary belonged to the deed on the pages immediately before it: John Alexander senior's lease of 13 acres in the South Division, sealed on 30 September 1805 and signed by Governor Robert Patton, William Lane, William Webber Doveton and James Cocks. The later sale to Richard William Barker was written on the same lease. A summary written on the outside of that deed was dated at St Helena and numbered 100. It described the document as a lease to Mr John Alexander senior of 13 acres in the South Division of the island, at £0 5s 0d an acre. The lease was registered in Book B at page 260, and the entry was signed by John De Fountain, acting secretary. A later entry recorded that the deed had been entered as number 100 in the New Register. **Interpretations** Alexander's lease was registered at page 260 of Book B, between Greentree's 17 acres at page 259 and his 8 acres at page 261. The secretary entered the Michaelmas 1805 grants one after another until Book B ran out, and the Bagley trust's lease then opened Book C. In the New Register, however, Alexander's lease stood at number 100, beside the Bagley leases at 96, 97 and 101, and well apart from Greentree's at 164 to 167. Brooke evidently grouped ground below the Main Ridge, where the Alexander and Bagley lands lay, separately from Greentree's land in the Sandy Bay valley.
171	168	Island St. Helena The Lords Proprietors of this Island the Honorable the United Company of Merchants of England trading to the East Indies Do hereby Demise Grant Lease and to Farm let unto Mary Bagley, W. W. Doveton Thomas Bagley and John Bagley Executrix and Executors to the last Will & Testament of John Bagley of the said Island, Planter, Deceased in trust nevertheless, and for the Benefit of his Estate, All that Piece or Parcel of Land containing Twenty Acres, situate lying and being in the South Division of the said Island Butting and Bounding on all sides on the Lands belonging to the said Estate, To have and to hold the said hereby Demised parcel of Land with the appurtenances and every part and Parcel thereof unto them the Executrix and Executors aforesaid in trust for the said Estate and to the Heirs and Assigns thereto, from the day of the Date hereof, for and during all the Space and Term of Twenty one years from thence next ensuing. Upon condition that they the said Executrix and Executors as well as the Heirs and Assigns of the Estate aforesaid, Do always bear true faith and Allegiance to our Sovereign Lord King George the third, his Heirs and Successors, and true faith to them the said Honorable Company and their Successors and shall duly obey all the Laws and Constitutions of the said Island. Yielding and paying therefore yearly and every year during the said	The East India Company, as Lords Proprietors of St Helena, granted a further lease to Mary Bagley, William Webber Doveton, Thomas Bagley and John Bagley, executrix and executors of the will of John Bagley, a planter of the island, now dead. They were to hold the land in trust for the benefit of his estate. It covered 20 acres in the South Division, surrounded on every side by land belonging to the estate. The executrix and executors were to hold the land and everything that went with it in trust for the estate and for its heirs and assigns, for 21 years from the date of the deed. The executrix and executors, together with the heirs and assigns of the estate, had to stay loyal to King George III and his successors and keep faith with the Company. They also had to obey all the island's laws and regulations. Each year of the term they were to pay the Company £0 4s 0d an acre, as the deed went on to set out. **Interpretations** These 20 acres were wholly surrounded by the Bagley estate's own land. The plot was an island of Company ground left inside the family's holding, and the trustees now took it in, closing the last gap. With Peak Gut Point in 1797, the 25¼ acres in 1798, the 35 acres of Michaelmas 1805 and this grant, the trust had leased about 88 acres for the heirs on top of the land the estate already held. The rent of £0 4s 0d an acre was between the full rate and the trust's earlier rate for waste-edge ground. Enclosed ground of this

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		Term and Time of Twenty One years unto the said Honorable Company, their Successors, Agents or Assigns the rent of four shillings per acre, at or upon **Margin Notes:** Lease South Division Number on Map	kind was evidently worth more than the margins of the waste but had not yet been brought into full use.
172	169	upon the Feast of St. Michael the Archangel yearly. And upon condition that they the said Executrix and Executors or the Heirs or Assigns aforesaid Do and shall well and sufficiently keep up and maintain the Fences to the said Land, and in place of the usual proportion of Trees which was One tenth part of the lease land shall during the Term of this Lease rear at his own option, either upon Freehold or Leasehold Land the full number of Six Trees for each Acre of the said Leased Land, which Trees at the expiration of this lease shall at least be Ten feet high. And upon Condition also that the said Executrix and Executors or the Heirs or Assigns of the said Estate shall during the term of this lease, clear the said Land and keep it free from the growth of the Blackberry in which an annual Progress shall be made (to be reported to the Governor and Council by the Inspectors of Trees &c.) under a Penalty of five shillings per acre and the Forfeiture of the said Lease, And do not nor shall sell or dispose of this Lease or his or their Interest therein without the leave and Consent of the Governor and Council for the time being. In Witness whereof We the said Governor and Council have hereunto set our hands and affixed the Honorable Company's Seal this 30th day of September in the Forty fifth year of the Reign of our said Sovereign Lord George the third by the Grace of God of Great Britain & Ireland King Defender of the faith, And in the year of our Lord One thousand Eight hundred and five	Rent fell due each year on the feast of St Michael the Archangel. The executrix, executors and the estate's heirs and assigns had to keep the fences round the land in good repair. In place of the usual share of woodland, which had been one tenth of the leased land, they were to plant during the term of the lease, at their own choice either on freehold or on leasehold ground, six trees for each acre of the leased land. When the lease ended, those trees were to be at least ten feet high. They also had to clear the land and keep it free of blackberry during the lease. They were to make progress against it every year, and the Inspectors of Fences and others were to report that progress to the Governor and Council. Failure brought a penalty of £0 5s 0d an acre and the loss of the lease. They could not sell or hand on the lease, or any share in it, without the permission of the Governor and Council in office at the time. The Governor and Council fixed the Company's seal to the deed on 30 September 1805, in the 45th year of George III's reign, as the closing lines on the next page record. **Interpretations** The trust received two leases on Michaelmas 1805, this one and the 35 acres, both on identical new conditions. That brought the grants made on that single day to at least six. In all, the Council let roughly 110 acres in the South Division in one sitting, every lease carrying the same duties to plant six trees an acre and clear blackberry. The day marked a deliberate effort under Governor Patton to bring a large block of the island's southern land under the new improvement terms at once.
173	170	five. And the said Mary Bagley, William W. Doveton Thomas Bagley and John Bagley, Executrix and Executors aforesaid hath to the other part set their hands and Seals the Day and year abovewritten - Robert Patton W. Lane W. W. Doveton James Cocks	The Governor and Council signed the lease of 20 acres in the South Division to the executrix and executors of John Bagley, and fixed the Company's seal to it in 1805. The signatories were Governor Robert Patton, William Lane, William Webber Doveton and James Cocks. Mary Bagley, William Webber Doveton, Thomas Bagley and John Bagley signed and sealed their own copy as executrix and executors on the same day.
174	171	No. 102 St. Helena 30 September 1805 Lease to Mr. John Bagley's Exors. 20 Acres of Land @ 4/ ℔ Acre in the South Division - Registered in Book C Page 4. John DeFountain Acting Secy. Entered No. 102 New Reg. Thos. H. Brooke Sec.	This summary belonged to the deed on the pages immediately before it: the lease of 20 acres in the South Division to the executrix and executors of John Bagley, sealed on 30 September 1805 and signed by Governor Robert Patton, William Lane, William Webber Doveton and James Cocks. A summary written on the outside of that deed was dated at St Helena on 30 September 1805 and numbered 102. It described the document as a lease to the executrix and executors of Mr John Bagley of 20 acres in the South Division, at £0 4s 0d an acre. The lease was registered in Book C at page 4, and the entry was signed by John De Fountain, acting secretary. A later entry, signed by Thomas H. Brooke as secretary, recorded that the deed had been entered as number 102 in the New Register. **Interpretations** The trust's two leases of Michaelmas 1805 opened Book C, at pages 1 and 4. In the New Register the estate's four leases now stood at numbers 96, 97, 101 and 102, with John Alexander senior's adjoining 13 acres at 100. Brooke had

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			grouped the ground of the Bagley estate and its neighbour below the Main Ridge into a single run, so that this part of the South Division could be traced in one stretch of the register.
175	172	Island St. Helena The Lords Proprietors of this Island the Honorable the United Company of Merchants of England Trading to the East Indies, Do hereby demise grant Lease and to farm, Let unto John Dring of the said Island Inhabitant. All that Piece or Parcel of Ground situate lying and being in James's Valley, containing Eighty five Feet in front and Sixty feet in depth, Butting and Boun- ding East upon the Leasehold Premises of him the said John Dring, West upon the Honorable Company's Waste Ground, North upon the Leasehold Premises of Lieutenant Charles Sampson and South upon the Leasehold Premises of Thomas Carr. To have and to hold the said demised parcel of Ground with the appurtenances and every part and parcel thereof unto him the said John Dring, his Heirs, Executors, Administrators and Assigns from the day of the date hereof for and during all the Space and term of Twenty One Years from thence next ensuing. Upon Condition that he the said John Dring his Heirs or allowed Assigns Do always bear true faith and Allegiance to our Sovereign Lord King George the Third, his Heirs and Successors, and true faith to them the said Honorable Company and their Successors, and shall duly obey all the Laws and Constitutions of the said Island, Yielding and paying therefore yearly and every Year, during the said Term and time of Twenty One Years unto the said Honorable Company their **Margin Notes:** Lease James's Valley Number on Map Jamestown	The East India Company, as Lords Proprietors of St Helena, leased to John Dring, an inhabitant of the island, a piece of ground in James's Valley measuring 85 feet across the front and 60 feet deep. Dring's own leasehold premises bounded it to the east and the Company's waste ground to the west. To the north lay the leasehold premises of Lieutenant Charles Sampson, and to the south those of Thomas Carr. The lease gave Dring the ground and everything that went with it for 21 years from the date of the deed. The rights passed to his heirs, executors, administrators and assigns for the same term. Dring, his heirs and any assigns the Company approved had to stay loyal to King George III and his successors and keep faith with the Company. They also had to obey all the island's laws and regulations. In return they were to pay the Company a yearly rent throughout the 21 years, as the deed went on to set out. **Interpretations** Dring was taking the ground behind his own leasehold premises, between two other leaseholders, as Leech, Pritchard and Perkins had done before him. By now every neighbour named on this plot held leasehold ground. Jamestown had been divided almost entirely into Company leases, and new grants in the valley were filling the last gaps between existing holdings and the waste on the hillside. John Dring had witnessed the sale of Benjamin Bagley's lease to William Seale in 1808. Charles Sampson, the neighbour to the north, was probably the Charles Sampson who bought Richard Knipe's Peak Gut lease for £250 0s 0d in 1810 and the C. Sampson who witnessed Frederick Roesch's sale of 1806. At 85 feet across the front, Dring's plot was among the widest town grants in the register.
176	173	their Successors, Agents or Assigns the Rent of Twenty one Shillings and three pence, at or upon the Feast of Saint Michael the Arch Angel Yearly. And upon Condition that he the said John Dring, his Heirs, Executors, Administrators or Assigns Do and shall well and sufficiently keep up and maintain all such Buildings or Edifices as now are, or which may be hereafter built or erected upon said piece of Ground or any part or parcel thereof. And do not nor shall sell or dispose of this Lease, or his or their Interest therein, without the leave and consent of the Governor and Council for the time being. - In Witness whereof We the said Governor and Council have hereunto set Our Hands, and affixed the Honorable Seal this Thirty first Day of March in the Forty Sixth year of the Reign of Our Sovereign Lord George, the Third, by the Grace of God of Great Britain and Ireland, King, Defender of the Faith, and in the Year of Our Lord, One Thousand Eight Hundred and Six, and he the said John Dring hath to the other part set his Hand and Seal, the day and Year abovewritten. - Robert Patton	Dring and those who came after him were to pay the Company a rent of £1 1s 3d a year on the feast of St Michael the Archangel. They had to keep any buildings standing on the ground, or built there later, in good repair. They could not sell or hand on the lease, or any share in it, without the permission of the Governor and Council in office at the time. The Governor and Council signed the deed and fixed the Company's seal to it on 31 March 1806, in the 46th year of George III's reign. The signatories were Governor Robert Patton, William Webber Doveton and James Cocks. Dring signed and sealed his own copy as tenant on the same day. **Interpretations** Dring's rent of £1 1s 3d was well above the standard 15 shillings charged for ordinary building plots in James's Valley, but his ground was also much larger, at 85 feet by 60. The figure works out at about threepence for every foot of frontage. The Council seems to have priced larger town plots by the length of their front onto the street, with 15 shillings serving as the usual charge for a plot of 60 feet or so. James Cocks's plot of 1802, with a 47-foot front but 147 feet of depth, had cost more again, at £1 16s 9d, so depth also counted.

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		W. W. Doveton James Cocks	
177	174	Blank page	
178	175	No. 75 St. Helena Lease to John Dring for Ground in James's Valley @ 21/3 ℔ annum Entered No. 75 New Reg. Thos. H. Brooke Sec. Registered in Book C page 13 & 14 Thos. H. Brooke Sec.	This summary belonged to the deed on the pages immediately before it: John Dring's lease of ground in James's Valley, sealed on 31 March 1806 and signed by Governor Robert Patton, William Webber Doveton and James Cocks. A summary written on the outside of that deed was dated at St Helena and numbered 75. It described the document as a lease to John Dring of ground in James's Valley, at £1 1s 3d a year. The lease was registered in Book C at pages 13 and 14, and the entry was signed by Thomas H. Brooke, secretary. A later entry, also signed by Thomas H. Brooke as secretary, recorded that the deed had been entered as number 75 in the New Register. **Interpretations** Brooke signed the Book C registration himself in 1806, as he had signed Benjamin Bagley's in Book B in 1801. After the period in 1805 when John De Fountain acted as secretary, Brooke was back in the post. In the New Register Dring's plot stood at number 75, close to Stephen Young Pritchard's at 73 and Mary Griffiths's at 69, all ground in James's Valley. Brooke kept the town's leases together in one run of numbers, separate from the country holdings.
179	176	Island St. Helena. The Lords Proprietors of this Island, the Honorable the United Company of Merchants of England Trading to the East Indies. Do hereby demise grant Lease and to Farm Let unto Francis Seale of the said Island All that piece or parcel of Land containing Five and an half Acres situate lying and being in the East Division of the said Island, Butting and Bounding East, West, North and South on the Lands of him the said Major Francis Seale. To have and to hold the said hereby demised parcel of Land with the appurtenances and every part and parcel thereof unto him the said Francis Seale his Heirs, Executors, Administrators and Assigns from the day of the date hereof for and during all the space and term of Twenty One Years from thence next ensuing Upon Condition that he the said Francis Seale his Heirs, or allowed Assigns Do always bear true faith and Allegiance to our Sovereign Lord King George the Third, his Heirs and Successors, and true faith to them the said Honorable Company and their Successors, and shall duly obey all the Laws and Constitutions of the said Island, Yielding and paying therefore Yearly and every Year during the said term and time of Twenty One Years unto the said Honorable Company, their Successors, Agents or Assigns the Rent of One Shilling and Six Pence ℔ Acre at, or upon the Feast **Margin Notes:** Number on Map	The East India Company, as Lords Proprietors of St Helena, leased to Francis Seale of the island a plot of 5½ acres in the East Division. It was surrounded on every side by land belonging to Major Francis Seale. The lease gave Seale the land and everything that went with it for 21 years from the date of the deed. The rights passed to his heirs, executors, administrators and assigns for the same term. Seale, his heirs and any assigns the Company approved had to stay loyal to King George III and his successors and keep faith with the Company. They also had to obey all the island's laws and regulations. Each year of the term they were to pay the Company £0 1s 6d an acre, as the deed went on to set out. **Interpretations** The plot was enclosed on every side by Major Francis Seale's land, like the 20 acres the Bagley trustees took inside their own estate in 1805. It was a pocket of Company ground left within the Seale holding in the East Division, and this grant closed it. The deed called the tenant simply Francis Seale but described the surrounding land as Major Seale's, so the two were evidently the same man. The low rent of £0 1s 6d an acre suggests rough or unimproved ground, even though it lay wholly within an established estate. Seale had been gathering pieces of the East Division for twenty years, and here he took in one of the last gaps.

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180	177	Feast of St. Michael the Arch Angel Yearly, and upon Condition that he the said Francis Seale his Heirs, Executors, Administrators and Assigns do and shall and sufficiently keep up and maintain the Fences to the said Land, and in place of the usual proportion of Trees, which was One tenth part of the Leased Land, shall during the Term of this Lease rear at his own Option either upon Freehold or Leasehold Land the full Number of Six Trees for each Acre of the said Leased Land which Trees at the expiration of this Lease shall at least be Ten Feet high. The Lessee is also bound during the term of the present Lease to clear the Land and keep it free from the growth of the Blackberry, in which an Annual progress shall be made (to be reported to the Governor and Council by the Inspectors of Fences &c.) under a penalty of Five Shillings ℔ Acre and the forfeiture of the said Lease. And do not nor shall sell or dispose of this Lease or his or their Interest therein, without the leave of the Governor and Council for the time being. In Witness whereof We the said Governor and Council have hereunto set our Hands and affixed the Honble. Company's Seal this Thirtieth day of June in the Fortysixth Year of the reign of Our said	Rent fell due each year on the feast of St Michael the Archangel. Seale, his heirs, executors, administrators and assigns had to keep the fences round the land in good repair. In place of the usual share of woodland, which had been one tenth of the leased land, he was to plant during the term of the lease, at his own choice either on freehold or on leasehold ground, six trees for each acre of the leased land. When the lease ended, those trees were to be at least ten feet high. Seale also had to clear the land and keep it free of blackberry during the lease. He was to make progress against it every year, and the Inspectors of Fences and others were to report that progress to the Governor and Council. Failure brought a penalty of £0 5s 0d an acre and the loss of the lease. He could not sell or hand on the lease, or any share in it, without the permission of the Governor and Council in office at the time. The Governor and Council fixed the Company's seal to the deed on 30 June in the 45th year of George III's reign, which fell in 1805, as the closing lines on the next page record. **Interpretations** If the regnal year is right, this lease was sealed three months before the large grants of Michaelmas 1805, yet it already carried the full set of new conditions: six trees an acre, ten feet high at the end, and the blackberry clause with its penalty and inspection. In the leases of September those conditions were sometimes squeezed into the margin. Here they stood in the body of the text as settled wording. The new standard lease was evidently in use by midsummer 1805, before the Council applied it on a large scale at Michaelmas.
181	178	said Sovereign Lord George the Third, by the grace of God of Great Britain and Ireland King Defender of the Faith and in the Year of Our Lord 1806. And he the said Francis Seale hath to the other part set his Hand and Seal the day and Year abovewritten. Robert Patton W. W. Doveton James Cocks	The Governor and Council signed Francis Seale's lease of 5½ acres in the East Division and fixed the Company's seal to it on 30 June 1806. The signatories were Governor Robert Patton, William Webber Doveton and James Cocks. Seale signed and sealed his own copy as tenant on the same day. **Interpretations** Seale's lease came nine months after the large grants of Michaelmas 1805 and kept every one of their new conditions, written into the main text as standard wording. The six-trees rule and the blackberry clause had become the settled form for country leases under Governor Patton. The Council was now down to three signatories again, Lane having dropped from the board, but the terms it granted did not change.
182	179	8/ No. 57 St. Helena 30 June 1806. Lease to Major Francis Seale for 5½ Acres of Land lying in the East Division at 1/6 ℔ Acre. 4 F. S. Registered in Book C Pages 21, 22 & 23. - Entered No. 57 New Reg. Thos. H. Brooke Sec. **Margin Notes:** Deep Valley	This summary belonged to the deed on the pages immediately before it: Major Francis Seale's lease of 5½ acres in the East Division, sealed on 30 June 1806 and signed by Governor Robert Patton, William Webber Doveton and James Cocks. A summary written on the outside of that deed was dated at St Helena on 30 June 1806 and numbered 57, with "5/" written beside the number. It described the document as a lease to Major Francis Seale of 5½ acres in the East Division, at £0 1s 6d an acre. Beneath this stood the mark "4 F.S.". The lease was registered in Book C at pages 21, 22 and 23. A later entry, signed by Thomas H. Brooke as secretary, recorded that the deed had been entered as number 57 in the New Register. A note at the foot placed the land in Deep Valley. **Interpretations** The note at the foot placed these 5½ acres in Deep Valley, where Seale had been building his estate since the 1780s. In 1806 he also bought the Deep

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			Valley lease once granted to John Seale senior, which a later note described as surrounded on every side by his land. This new plot, enclosed by Seale's ground on all four sides, was another pocket of Company land within the same block, and its grant left the head of Deep Valley almost entirely in his hands. The New Register number 57 had already appeared on Seale's lease of 4¾ acres of October 1803, which carried the mark "8 F.S.". Two of his leases therefore shared one number. Brooke probably entered both under a single heading because the plots belonged to the same block of Seale land in Deep Valley. The "F.S." marks kept them distinct within Seale's own series, as numbers 4 and 8, so his papers could still be told apart even where the register grouped them together.
183	180	Island St. Helena. The Lords Proprietors of this Island the Honble. the United Company of Merchants of England Trading to the East Indies Do hereby Demise Grant Lease and to Farm Let unto Francis Seale of the said Island All that Piece or Parcel of Land containing Nineteen Acres, situate lying and being in the East Division of the said Island Butting and Bounding East and South on the Honble. Company's Waste Lands, West on the Lands of him the said Francis Seale and North on the Lands of Sergeant Michael Watson. To have and to hold the said hereby demised parcel of Land with the appurtenances and every part and parcel thereof unto him the said Francis Seale his Heirs, Executors, Administrators and Assigns from the day of the date hereof for and during all the Space and term of Twenty One Years from thence next ensuing Upon Condi- tion that he the said Francis Seale his Heirs, or allowed Assigns Do always bear true faith and Allegiance to Our Sovereign Lord King George the Third his Heirs, and Successors and true faith to them the said Honble. Company and their Successors and shall duly obey All the Laws and Constitutions of the said Island. Yielding and paying therefore Yearly and every Year during the said Term and Time of Twenty One Years unto the said Honble. Company their Successors, Agents or Assigns the Rent of One Shilling and Six Pence ℔ Acre at or upon the Feast of St. Michael the Arch Angel Yearly And upon Condition that he the said Francis Seale, his Heirs, Executors, **Margin Notes:** Lease	The East India Company, as Lords Proprietors of St Helena, granted a further lease to Francis Seale of the island. It covered a plot of 19 acres in the East Division. The Company's waste land bounded it to the east and south, and Seale's own land lay to the west. To the north lay the land of Sergeant Michael Watson. The lease gave Seale the land and everything that went with it for 21 years from the date of the deed. The rights passed to his heirs, executors, administrators and assigns for the same term. Seale, his heirs and any assigns the Company approved had to stay loyal to King George III and his successors and keep faith with the Company. They also had to obey all the island's laws and regulations. Each year of the term they were to pay the Company £0 1s 6d an acre on the feast of St Michael the Archangel. Further conditions followed, as the deed went on to set out. **Interpretations** The 5½ acres granted in June 1806 had filled a gap inside Seale's estate. This grant pushed it outwards. The 19 acres ran from his own land to the west out into the Company's waste on two sides, at the same low rate of £0 1s 6d an acre. The cheap rent fitted rough ground on the edge of the waste. Seale was evidently still enlarging his holding in the East Division in his later years, now taking open ground beyond the block he had already rounded off. Sergeant Michael Watson held the land to the north. Like Sergeant Samuel Perkins in the town, he was a non-commissioned soldier holding Company land in his own name, here in the country rather than in Jamestown.
184	181	Executors, Administrators and Assigns Do and shall well and suf- ficiently keep up and maintain the Fences to the said Land and in place of the usual proportion of Trees which was	Seale, his heirs, executors, administrators and assigns had to keep the fences round the land in good repair. In place of the usual share of woodland, which had been one tenth of the leased land, he was to plant during the term of the lease, at his own choice either on freehold or on leasehold ground, six trees for each

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		one tenth part of the leased Land, shall during the term of this Lease rear at his own Option either upon Freehold or Lease- hold Land the full Number of Six Trees for each Acre of the said leased Land, which Trees at the expiration of this Lease shall at least be Ten Feet high. The Lessee is also bound during the term of the present Lease to clear the Land and keep it free from the growth of the Blackberry, in which an annual pro- gress shall be made (to be reported to the Governor and Council by the Inspectors of Fences &c.) under a Penalty of Five Shillings ℔ Acre and the forfeiture of the said Lease. And do not nor shall Sell or dispose of this Lease or his or their Interest therein, without the leave of the Governor and Council for the time being. In Witness whereof We the said Governor and Council have hereunto set Our Hands and affixed the Honble. Company's Seal this 30th day of June in the 46th Year of the reign of our said Sovereign Lord George the Third, by the Grace of God of Great Britain and Ireland King, Defender of the Faith and in the Year of Our Lord 1806, and he the said Francis Seale hath to the other part set his Hand and Seal the day and Year abovewritten. Robert Patton W. Lane W. W. Doveton James Cocks	acre of the leased land. When the lease ended, those trees were to be at least ten feet high. Seale also had to clear the land and keep it free of blackberry during the lease. He was to make progress against it every year, and the Inspectors of Fences and others were to report that progress to the Governor and Council. Failure brought a penalty of £0 5s 0d an acre and the loss of the lease. He could not sell or hand on the lease, or any share in it, without the permission of the Governor and Council in office at the time. The Governor and Council signed the deed and fixed the Company's seal to it on 30 June 1806, in the 46th year of George III's reign. The signatories were Governor Robert Patton, William Lane, William Webber Doveton and James Cocks. Seale signed and sealed his own copy as tenant on the same day. **Interpretations** This lease was sealed on the same day as Seale's 5½ acres in Deep Valley, and on the same terms and rent. Yet the two deeds bore different signatures: William Lane signed this one but not the other. Councillors evidently signed each deed as it was put before them, and a member who stepped out or arrived late could miss one lease while signing the next. On 30 June 1806 Seale received 24½ acres in two grants, one closing a gap inside his estate and the other carrying it out into the waste.
185	182	Blank page	
186	183	1/ No. 58 St. Helena 30th June 1806. Lease to Major Francis Seale for 19 Acres of Land lying in the East Division at 1/6 ℔ Acre. Entered No. 58 New Reg. Thos. H. Brooke Sec. 1 F. S. Registered in Book C Pages 20 & 21. - Thos. H. Brooke Sec. **Margin Notes:** Deep Valley	This summary belonged to the deed on the pages immediately before it: Major Francis Seale's lease of 19 acres in the East Division, sealed on 30 June 1806 and signed by Governor Robert Patton, William Lane, William Webber Doveton and James Cocks. A summary written on the outside of that deed was dated at St Helena on 30 June 1806 and numbered 58, with "1/" written beside the number. It described the document as a lease to Major Francis Seale of 19 acres in the East Division, at £0 1s 6d an acre. A later entry, signed by Thomas H. Brooke as secretary, recorded that the deed had been entered as number 58 in the New Register. Beneath this stood the mark "1 F.S.". The lease was registered in Book C at pages 20 and 21, and the entry was signed by Thomas H. Brooke, secretary. A note in the margin placed the land in Deep Valley. **Interpretations** Seale's two leases of 30 June 1806 stood side by side in both registers. In Book C they took pages 20 to 23, and in the New Register they followed one another as numbers 57 and 58. Both plots lay in Deep Valley, and Brooke kept them together, as he did Seale's other Deep Valley ground at number 50. This 19-acre grant was the first in Seale's own series, marked "1 F.S.", while the 5½ acres sealed the same day carried "4 F.S.". The series did not follow the order of the grants. It began at the northern edge of Seale's Deep Valley estate, by Sergeant Watson's land, which supports the view that the marks followed the lie of the ground across his holding.

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187	184	Island St. Helena. The Lords Proprietors of this Island the Honble. the United Company of Merchants of England, Trading to the East Indies. Do hereby demise Grant Lease and to Farm Let unto Francis Seale of the said Island All that Piece or Parcel of Land containing Ten Acres situate lying and being in the East Division of the said Island, Butting and Bounding East, West and South on the Lands of him the said Francis Seale and North upon the Lands of Sergeant Michael Watson. To have and to hold the said hereby demised parcel of Land with the appurtenances and every part and parcel thereof unto him the said Francis Seale, his Heirs, Executors, Administrators and Assigns from the day of the date hereof for and during all the Space and Term of Twenty One Years from thence next ensuing. Upon Condition that he the said Francis Seale his Heirs, or allowed Assigns Do always bear true faith and Allegiance to Our Sovereign Lord King George the Third, his Heirs, and Successors and true faith to them the said Honble. Company and their Successors, and shall duly obey all the Laws and Constitutions of the said Island, Yielding and paying therefore Yearly and every Year during the said term and time of Twenty One Years unto the said Honble. Company their Successors Agents or Assigns the Rent of Five Shillings ℔ Acre at or upon the Feast of St. Michael the Arch Angel Yearly **Margin Notes:** Lease Number on Map	The East India Company, as Lords Proprietors of St Helena, granted a further lease to Francis Seale of the island. It covered a plot of 10 acres in the East Division. Seale's own land bounded it to the east, west and south, and the land of Sergeant Michael Watson lay to the north. The lease gave Seale the land and everything that went with it for 21 years from the date of the deed. The rights passed to his heirs, executors, administrators and assigns for the same term. Seale, his heirs and any assigns the Company approved had to stay loyal to King George III and his successors and keep faith with the Company. They also had to obey all the island's laws and regulations. Each year of the term they were to pay the Company £0 5s 0d an acre on the feast of St Michael the Archangel. Further conditions followed, as the deed went on to set out. **Interpretations** This plot, like the 19 acres, ran up to Sergeant Michael Watson's land on the north, but it was otherwise wrapped in Seale's own ground on three sides. It filled the space between Seale's land and Watson's, closing the northern edge of the Deep Valley estate. Seale paid the full rate of £0 5s 0d an acre here, more than three times the £0 1s 6d charged for the 19 acres beside the waste. Ground already enclosed by an established holding was evidently better land and priced accordingly, even though both grants came to the same tenant within the same block.
188	185	Yearly And upon Condition that he the said Francis Seale his Heirs, Executors, Administrators and Assigns do and shall well and sufficiently keep up and maintain the Fences to the said Land, and in place of the usual proportion of Trees, which was one tenth part of the leased Land, shall during the Term of this Lease rear at his own option, either upon Free- hold or Leasehold Land the full number of Six Trees for each Acre of the said leased Land, which Trees at the expiration of this Lease, shall at least be Ten feet high. The Lessee is also bound during the term of the present Lease to clear and keep the land free from the growth of the Blackberry, in which an annual progress shall be made (to be reported to the Governor and Council by the Inspectors of Fences &c.) under a penalty of Five Shillings ℔ Acre, and the forfeiture of the said Lease. And do not nor shall Sell or dispose of this Lease or his or their Interest therein, without the leave and consent of the Governor and Council for the time being. In Witness whereof We	Yearly And upon Condition that he the said Francis Seale his Heirs, Executors, Administrators and Assigns do and shall well and sufficiently keep up and maintain the Fences to the said Land, and in place of the usual proportion of Trees, which was one tenth part of the leased Land, shall during the Term of this Lease rear at his own option, either upon Free- hold or Leasehold Land the full number of Six Trees for each Acre of the said leased Land, which Trees at the expiration of this Lease, shall at least be Ten feet high. The Lessee is also bound during the term of the present Lease to clear and keep the land free from the growth of the Blackberry, in which an annual progress shall be made (to be reported to the Governor and Council by the Inspectors of Fences &c.) under a penalty of Five Shillings ℔

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		the said Governor and Council have hereunto set our hands and affixed the Honble. Company's Seal this 30th day of June in the Fortyfifth Year of the Reign of our said Sovereign Lord George the Third by the grace of God of Great Britain and Ireland, King Defender of the Faith and in the year of Our Lord, One Thousand Eight Hundred and Six, And	Acre, and the forfeiture of the said Lease. And do not nor shall Sell or dispose of this Lease or his or their Interest therein, without the leave and consent of the Governor and Council for the time being. In Witness whereof We the said Governor and Council have hereunto set our hands and affixed the Honble. Company's Seal this 30th day of June in the Fortyfifth Year of the Reign of our said Sovereign Lord George the Third by the grace of God of Great Britain and Ireland, King Defender of the Faith and in the year of Our Lord, One Thousand Eight Hundred and Six, And
189	186	And he the said Francis Seale hath to the other part set his Hand and Seal the day and Year abovewritten. Robert Patton W. W. Doveton James Cocks **Margin Notes:** Lease	The Governor and Council signed Francis Seale's lease of 10 acres in the East Division and fixed the Company's seal to it on 30 June 1806. The signatories were Governor Robert Patton, William Webber Doveton and James Cocks. Seale signed and sealed his own copy as tenant on the same day. **Interpretations** Lane's signature was missing here, as it was on the 5½-acre lease, while he did sign the 19-acre lease sealed the same day. The two deeds that gave the wrong regnal year were also the two without his name. They were probably drawn up and signed together at one point in the sitting, with Lane absent, and the 19-acre lease was handled separately while he was present.
190	187	4/ No. 60 St. Helena 30 June 1806 Lease to Major Francis Seale for 10 Acres of Land lying in the East Division at 5/ ℔ Acre. 3 F. S. Entered No. 60 in New Reg. Thos. H. Brooke Sec. Registered in Book C Pages 18, 19 & 20 - **Margin Notes:** Deep Valley	This summary belonged to the deed on the pages immediately before it: Major Francis Seale's lease of 10 acres in the East Division, sealed on 30 June 1806 and signed by Governor Robert Patton, William Webber Doveton and James Cocks. A summary written on the outside of that deed was dated at St Helena on 30 June 1806 and numbered 60, with "4/" written beside the number. It described the document as a lease to Major Francis Seale of 10 acres in the East Division, at £0 5s 0d an acre. Beneath this stood the mark "3 F.S.". A later entry, signed by Thomas H. Brooke as secretary, recorded that the deed had been entered as number 60 in the New Register. The lease was registered in Book C at pages 18, 19 and 20. A note in the margin placed the land in Deep Valley. **Interpretations** Seale's three leases of 30 June 1806 took pages 18 to 23 of Book C in a single run, and in the New Register they stood at numbers 57, 58 and 60. Brooke kept the whole Deep Valley group close together, with number 59 between them probably belonging to another plot in the same stretch of ground. Seale's own marks placed the 19 acres first, these 10 acres third and the 5½ acres fourth. The 10-acre plot lay between the 19 acres and the rest of his estate, which fits a numbering that worked inward across the valley from its northern edge by Sergeant Watson's land.
191	188	Island St. Helena. The Lords Proprietors of this Island the Honorable the United Company of Merchants of England, Trading to the East Indies, Do hereby Demise, Grant, Lease and to Farm Let unto Francis Seale of the said Island, All that Piece or	The East India Company, as Lords Proprietors of St Helena, granted a further lease to Francis Seale of the island. It covered a plot of 8 acres in the East Division. Major Francis Seale's own land bounded it to the east, west and south, and the land of Sergeant Michael Watson lay to the north. The lease gave Seale the land and everything that went with it for 21 years from the date of the deed. The rights passed to his

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		Parcel of Land containing Eight Acres, situate lying and being in the East Division of the said Island, butting and bounding East West and South on Major Francis Seale's own Lands and North on the Lands of Sergeant Michael Watson. To have and to hold the said hereby demised parcel of Land with the Appurtenances and every part and parcel thereof unto him the said Francis Seale, his Heirs, Executors, Administrators and Assigns from the date of the date hereof for and during all the Space and term of Twenty One Years from thence next ensuing. Upon Condition that he the said Francis Seale his Heirs, or allowed Assigns Do always bear true faith and Allegiance to Our Sovereign Lord King George the Third, his Heirs and Successors and true faith to them the said Honorable Company and their Successors, and shall duly obey all the Laws and Constitutions of the said Island Yielding and paying therefore Yearly and every Year during the said term and time of Twenty One Years unto the said Honorable Company, their Successors, Agents or Assigns the Rent of Five Shillings ℔ Acre at or upon the Feast of St. Michael the Arch Angel Yearly. And upon Condition that **Margin Notes:** Lease Number on Map	heirs, executors, administrators and assigns for the same term. Seale, his heirs and any assigns the Company approved had to stay loyal to King George III and his successors and keep faith with the Company. They also had to obey all the island's laws and regulations. Each year of the term they were to pay the Company £0 5s 0d an acre on the feast of St Michael the Archangel. Further conditions followed, as the deed went on to set out. **Interpretations** This plot had exactly the same neighbours as Seale's 10 acres: his own land on three sides and Sergeant Michael Watson's to the north. It lay along the same northern edge of his Deep Valley estate, and it was charged at the same full rate of £0 5s 0d an acre. Together with the 10 acres and the 19 acres, it closed off the whole boundary between Seale's estate and Watson's land. Seale was evidently taking in every remaining strip of Company ground between his holding and his neighbour's, so that the two estates met directly with no unlet ground between them.
192	189	that he the said Francis Seale his Heirs, Executors, Administrators and Assigns do and shall well and sufficiently keep up and maintain the Fences to the said Land, and in place of the usual proportion of Trees which was One tenth part of the Lease Land, shall during the term of this Lease rear at his own option either upon Freehold or Leasehold Land, the full Number of Six Trees for each Acre of the said Leased Land, which Trees at the expiration of this Lease shall at least be Ten feet high. The Lessee is also bound during the term of the present Lease to clear the Land and keep it free from the growth of the Blackberry in which an Annual progress shall be made (to be reported to the Governor and Council by the Inspectors of Fences &c.) under a penalty of Five Shillings ℔ Acre, and the forfeiture of the said Lease. And do not, nor shall Sell or dispose of this Lease or his or their Interest therein without the leave and consent of the Governor and Council for the time being In Witness whereof We the said Governor and Council have	Seale, his heirs, executors, administrators and assigns had to keep the fences round the land in good repair. In place of the usual share of woodland, which had been one tenth of the leased land, he was to plant during the term of the lease, at his own choice either on freehold or on leasehold ground, six trees for each acre of the leased land. When the lease ended, those trees were to be at least ten feet high. Seale also had to clear the land and keep it free of blackberry during the lease. He was to make progress against it every year, and the Inspectors of Fences and others were to report that progress to the Governor and Council. Failure brought a penalty of £0 5s 0d an acre and the loss of the lease. He could not sell or hand on the lease, or any share in it, without the permission of the Governor and Council in office at the time. The Governor and Council fixed the Company's seal to the deed on 30 June 1806, as the closing lines on the next page record. **Interpretations** This was Seale's fourth lease sealed on 30 June 1806, bringing that day's grants to 42½ acres in Deep Valley. It repeated the clerk's slip of the 45th regnal year found on two of the other deeds, though the year of the Lord was again written as 1806. The four leases were evidently copied from one model, with the same wording and the same error carried from deed to deed, and only the 19-acre lease corrected.

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		hereunto set Our Hands and affixed the Honorable Company's Seal this Thirtieth day of June in the Fortyfifth Year of the Reign of Our said Sovereign Lord George the Third, by the grace of God of Great Britain and Ireland, King, Defender of the faith, and in the Year of Our Lord 1806. And he the said Francis	
193	190	Francis Seale hath to the other part set his Hand and Seal, the day and Year abovewritten. Robert Patton W. W. Doveton James Cocks **Margin Notes:** Lease	The Governor and Council signed Francis Seale's lease of 8 acres in the East Division and fixed the Company's seal to it on 30 June 1806. The signatories were Governor Robert Patton, William Webber Doveton and James Cocks. Seale signed and sealed his own copy as tenant on the same day. **Interpretations** Like the 5½-acre and 10-acre leases, this deed carried the mistaken 45th regnal year and lacked William Lane's signature. Of Seale's four leases that day, only the 19 acres had both the correct regnal year and Lane's name. The three matching deeds were evidently prepared and signed as one batch, and the 19-acre lease separately.
194	191	3/ No. 59 St. Helena. 30 June 1806. Lease to Major Francis Seale for 8 Acres of Land lying in the East Division, at 5/ ℔ Acre. 2 F. S. Registered in Book C. Pages 23 & 24 - Entered No. 59 New Reg. Thos. H. Brooke Sec. **Margin Notes:** Deep Valley	This summary belonged to the deed on the pages immediately before it: Major Francis Seale's lease of 8 acres in the East Division, sealed on 30 June 1806 and signed by Governor Robert Patton, William Webber Doveton and James Cocks. A summary written on the outside of that deed was dated at St Helena on 30 June 1806 and numbered 59, with "3/" written beside the number. It described the document as a lease to Major Francis Seale of 8 acres in the East Division, at £0 5s 0d an acre. Beneath this stood the mark "2 F.S.". The lease was registered in Book C at pages 23 and 24. A later entry, signed by Thomas H. Brooke as secretary, recorded that the deed had been entered as number 59 in the New Register. A note in the margin placed the land in Deep Valley. **Interpretations** This lease filled the gap at number 59. Seale's four grants of 30 June 1806 therefore ran unbroken in the New Register as numbers 57 to 60, and in his own series they took the first four marks, "1 F.S." to "4 F.S.". The 19 acres came first, these 8 acres second, the 10 acres third and the 5½ acres fourth. Both the 8 and the 10 acres bordered Sergeant Watson's land, so the numbering ran along that northern boundary before turning to the enclosed plot within the estate. Every one of Seale's Deep Valley leases from that day was gathered into one continuous block of the register, mirroring the single block of land they formed on the ground.
195	192	Island St. Helena. The Lords Proprietors of this Island the Honorable the United Company of Merchants of England Trading to the East Indies Do hereby demise grant Lease and to farm Let unto Francis Seale of the said Island. All that Piece or Parcel of Land con- taining Two Acres situate lying and being in the East Division of the said Island Butting and Bounding East on Sergeant Michael Watson's Land, West and North on Major Frans. Seale's own Land, and South on the Honble. Company's Land. To have and to hold the said hereby demised parcel of Land with the Appurtenances and every part and parcel thereof unto him the	The East India Company, as Lords Proprietors of St Helena, granted a further lease to Francis Seale of the island. It covered a plot of 2 acres in the East Division. The land of Sergeant Michael Watson bounded it to the east, and Major Francis Seale's own land lay to the west and north. The Company's land lay to the south. The lease gave Seale the land and everything that went with it for 21 years from the date of the deed. The rights passed to his heirs, executors, administrators and assigns for the same term. Seale, his heirs and any assigns the Company approved had to stay loyal to King George III and his successors and keep faith with the Company. They also had to obey all the island's laws and regulations. Each year of the term they were to pay the Company £0 5s 0d an acre on the feast of St Michael the

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		said Francis Seale, his Heirs Executors, Administrators and Assigns from the day of the date hereof for and during All the Space and term of Twenty One Years from thence next ensuing. Upon Condition that he the said Francis Seale his Heirs or allowed Assigns Do always bear true faith and Allegiance to Our Sovereign Lord King George the Third his Heirs and Successors and true faith to them the said Honorable Company and their Successors and shall duly Obey all the Laws and Constitutions of the said Island. Yielding and paying therefore Yearly and every Year during the said Term and time of Twenty One Years unto the said Honble. Company their Successors, Agents or Assigns the Rent of Five Shillings ℔ Acre, at or upon the feast of St. Michael the Arch Angel Yearly. And upon Condition that he the said Francis Seale his Heirs, Executors, Administrators and Assigns do and shall well and sufficiently keep **Margin Notes:** Lease Number on Map	Archangel. Further conditions followed, as the deed went on to set out. **Interpretations** This small plot again met Sergeant Watson's land, here on the east rather than the north. Seale's estate evidently wrapped round part of Watson's holding, and these 2 acres closed one more gap along the line where the two met. The Company's own land still lay to the south, so even after five grants some unlet ground remained within the block. Seale was claiming the Deep Valley ground piece by piece, a few acres at a time, filling each gap as it was identified.
196	193	keep up and maintain the fences to the said Land and in place of the usual proportion of trees which was one tenth part of the leased land, shall during the term of this Lease rear at his own option either upon Freehold or Leasehold Land the full number of Six trees for each Acre of the said leased Land, which trees at the expiration of this Lease shall at least be ten feet high. The Lessee is also bound during the term of the present Lease to clear and keep the Land free from the growth of the Blackberry, in which an annual pro- gress shall be made (to be reported to the Governor & Council by the Inspectors of Fences &c.) under a penalty of five Shillings ℔ acre and the forfeiture of the said Lease, And do not nor shall Sell or dispose of this Lease, or his or their Interest therein, without the leave and consent of the Governor & Council for the time being. In Witness whereof we the said Governor & Council have hereunto set our hands and affixed the Honble. Company's Seal this 30th day of June in the forty sixth year of the reign of our said Sovereign Lord George the third by the Grace of God of Great Britain and Ireland, King Defender	Seale, his heirs, executors, administrators and assigns had to keep the fences round the land in good repair. In place of the usual share of woodland, which had been one tenth of the leased land, he was to plant during the term of the lease, at his own choice either on freehold or on leasehold ground, six trees for each acre of the leased land. When the lease ended, those trees were to be at least ten feet high. Seale also had to clear the land and keep it free of blackberry during the lease. He was to make progress against it every year, and the Inspectors of Fences and others were to report that progress to the Governor and Council. Failure brought a penalty of £0 5s 0d an acre and the loss of the lease. He could not sell or hand on the lease, or any share in it, without the permission of the Governor and Council in office at the time. The Governor and Council fixed the Company's seal to the deed on 30 June 1806, in the 46th year of George III's reign, as the closing lines on the next page record. **Interpretations** This fifth lease of 30 June 1806 was written in a different hand from the others and gave the regnal year correctly as the 46th, like the 19-acre lease. The day's deeds were evidently shared between at least two clerks. One copied the three leases that carried the mistaken 45th year, and another wrote this lease and probably the 19 acres. Seale's grants that day now came to 44½ acres in Deep Valley.
197	194	Defender of the faith and in the year of our Lord, One thousand Eight hundred and Six, & he the said Francis Seale hath to the other part set his hand and Seal the day and year abovewritten. Robert Patton W. Lane W. W. Doveton James Cocks	The Governor and Council signed Francis Seale's lease of 2 acres in the East Division and fixed the Company's seal to it on 30 June 1806. The signatories were Governor Robert Patton, William Lane, William Webber Doveton and James Cocks. Seale signed and sealed his own copy as tenant on the same day. **Interpretations** William Lane signed this lease, as he did the 19 acres, and both deeds gave the correct 46th regnal year. The pattern now holds across all five of Seale's grants that day. The two leases with the right regnal year bore Lane's signature. The three with the

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			mistaken year did not. Two batches of deeds were evidently prepared by different clerks and signed at different moments, with Lane present for one batch and absent for the other.
198	195	6/ No. 56 St. Helena 30th June 1806 Lease to Major Francis Seale for two Acres of Land in the East Division @ 5/ ℔ Acre. 5 F. S. Registered in Book C Page 33. - Entered No. 56 New Reg. Thos. H. Brooke Sec. **Margin Notes:** Deep Valley	This summary belonged to the deed on the pages immediately before it: Major Francis Seale's lease of 2 acres in the East Division, sealed on 30 June 1806 and signed by Governor Robert Patton, William Lane, William Webber Doveton and James Cocks. A summary written on the outside of that deed was dated at St Helena on 30 June 1806 and numbered 56, with "6/" written beside the number. It described the document as a lease to Major Francis Seale of 2 acres in the East Division, at £0 5s 0d an acre. Beneath this stood the mark "5 F.S.". The lease was registered in Book C at page 33. A later entry, signed by Thomas H. Brooke as secretary, recorded that the deed had been entered as number 56 in the New Register. A note in the margin placed the land in Deep Valley. **Interpretations** This lease was registered at page 33 of Book C, ten pages after the other four grants of the same day, which ran from page 18 to 24. It was the deed written in a different hand, and it was evidently entered separately, after other business had been recorded. In the New Register, though, Brooke placed it at number 56, directly before the rest. Seale's five Deep Valley leases of 30 June 1806 thus formed an unbroken run from 56 to 60, carrying his own marks "1 F.S." to "5 F.S.". However scattered their entry in Book C, the New Register brought the whole day's grants back together as one holding.
199	196	Island St. Helena The Lords Proprietors of this Island the Honorable the United East India Company of Merchants of England Trading to the East Indies Do hereby Demise grant Lease and to farm Let unto Frederick Alexander of the said Island Planter All that piece or parcel of land containing Sixteen Acres situate lying and being in the South Division of the said Island butting and bounding every way upon the Lands of him the said Frederick Alexander. To have and to hold the said hereby Demised parcel of land with the appurtenances and every part and parcel thereof unto him the said Frederick Alexander his Heirs, Executors, Administrators, or allowed Assigns from the day of the date hereof, for and during all the space and term of Twenty One years from thence next ensuing, Upon Condition that he the said Frederick Alexander his Heirs, or allowed Assigns Do always bear true faith and allegiance to our sovereign Lord George the Third, his Heirs and Successors and true faith to them the said Honorable Company and their Successors, and shall duly obey all the Laws and Conditions of the said Island, Yielding and paying therefor yearly and every Year during the said term and time of Twenty One years unto the said Honorable Company their Successors, Agents or Assigns **Margin Notes:** Lease Number on Map	The East India Company, as Lords Proprietors of St Helena, leased to Frederick Alexander, a planter on the island, a plot of 16 acres in the South Division. It was surrounded on every side by Alexander's own land. The lease gave Alexander the land and everything that went with it for 21 years from the date of the deed. The rights passed to his heirs, executors, administrators and any assigns the Company approved for the same term. Alexander, his heirs and any assigns the Company approved had to stay loyal to King George III and his successors and keep faith with the Company. They also had to obey all the island's laws and regulations. In return they were to pay the Company a yearly rent throughout the 21 years, as the deed went on to set out. **Interpretations** Like the Bagley trustees' 20 acres and Seale's 5½ acres, this plot was an island of Company ground wholly inside an established private holding. Frederick Alexander, who had acted as executor in the sales of George Alexander's and Richard Knipe's leases, now closed a gap within his own estate in the South Division. By the middle of the decade the Company was letting off the last unlet pockets inside family holdings across the south and east of the island, bringing ground that had long been surrounded by private farms onto its rent roll.
200	197	Assigns the Rent of five Shillings ℔ Acre at or upon the Feast of St. Michael the Arch Angel yearly, And upon Condition that he the said Frederick Alexander, his Heirs, Executors, Administrators, or Assigns Do and	Each year of the 21-year term, Alexander and those who came after him were to pay the Company £0 5s 0d an acre on the feast of St Michael the Archangel. They had to keep the fences round the land in good repair. In place of the usual share of

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		shall well and sufficiently keep up and maintain the Fences to the said Land, and in place of the usual proportion of Trees which was one tenth part of the Leased Land, shall during the Term of the present Lease rear at his own option either upon Freehold or Leasehold Land the full Number of Six Trees for each Acre of the said Leased Land which Trees at the expiration of this Lease shall at least be Ten Feet High. The Lessee is also bound during the term of the present Lease to clear the Land and keep it free from the growth of the Blackberry in which an annual progress shall be made (to be reported to the Governor and Council by the Inspectors of Fences &c.) under a Penalty of Five Shillings ℔ Acre and the forfeiture of the said Lease. And do not nor shall sell or dispose of this Lease, or his or their Interest therein without the leave and consent of the Governor and Council for the time being. In Witness whereof we the said Governor and Council have hereunto set our Hands and affixed the Honorable Company's Seal this 30th day of June in the Fortyfifth Year of the Reign of our said Sovereign Lord George	woodland, which had been one tenth of the leased land, Alexander was to plant during the term of the lease, at his own choice either on freehold or on leasehold ground, six trees for each acre of the leased land. When the lease ended, those trees were to be at least ten feet high. Alexander also had to clear the land and keep it free of blackberry during the lease. He was to make progress against it every year, and the Inspectors of Fences and others were to report that progress to the Governor and Council. Failure brought a penalty of £0 5s 0d an acre and the loss of the lease. He could not sell or hand on the lease, or any share in it, without the permission of the Governor and Council in office at the time. The Governor and Council fixed the Company's seal to the deed on 30 June, in what the deed called the 45th year of George III's reign, as the closing lines on the next page record. **Interpretations** The date and the regnal year match the three Seale leases of 30 June 1806 that were copied by one clerk, and the handwriting closely resembles theirs. Alexander's lease was probably drawn up in the same batch and sealed at the same sitting. The Council evidently dealt with a series of grants for enclosed ground that day, in both the East and South Divisions, all on the standard planting and blackberry terms and at the full rate of £0 5s 0d an acre.
201	198	George the Third by the Grace of God of Great Britain and Ireland, King Defender of the Faith, and in the year of our Lord 1806 and he the said Fredrick Alexander hath to the other part set his Hand and Seal the day and year abovewritten - Robert Patton W. W. Doveton James Cocks	The Governor and Council signed Frederick Alexander's lease of 16 acres in the South Division and fixed the Company's seal to it on 30 June 1806. The signatories were Governor Robert Patton, William Webber Doveton and James Cocks. Alexander signed and sealed his own copy as tenant on the same day. **Interpretations** The year 1806 and the absence of William Lane's signature confirm that this lease belonged to the same batch as Seale's three deeds with the mistaken 45th regnal year. All four were copied by one clerk and signed by Patton, Doveton and Cocks while Lane was absent. The two deeds that Lane signed formed a separate batch in another hand.
202	199	No. 118 St. Helena 30th June 1806 Lease to Mr. Frederick Alexander for 16 Acres of Land lying in the South Division at 5/ ℔ Acre. Entered No. 118 New Reg. Thos. H. Brooke Sec. Registered in Book C Pages 26 & 27 - Thos. H. Brooke Sec. **Margin Notes:** 16 [...] [...] [...]	This summary belonged to the deed on the pages immediately before it: Frederick Alexander's lease of 16 acres in the South Division, sealed on 30 June 1806 and signed by Governor Robert Patton, William Webber Doveton and James Cocks. A summary written on the outside of that deed was dated at St Helena on 30 June 1806 and numbered 118. It described the document as a lease to Mr Frederick Alexander of 16 acres in the South Division, at £0 5s 0d an acre. A later entry, signed by Thomas H. Brooke as secretary, recorded that the deed had been entered as number 118 in the New Register. The lease was registered in Book C at pages 26 and 27, and the entry was signed by Thomas H. Brooke, secretary. A small column of faint pencilled figures between the entries could not be read with confidence [...]. **Interpretations** Alexander's lease was registered at pages 26 and 27 of Book C, just after Seale's four leases at pages 18 to 24 and before Seale's 2 acres at page 33. All six grants of 30 June 1806 were therefore entered in Book C as one run of business. In the New Register, by contrast, Alexander's lease stood at number 118, well away from Seale's block at 56 to 60. Brooke separated them because Alexander's land lay in the South Division and Seale's in the East, again arranging the register by place rather than by the day of the grant.

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203	200	Island St. Helena The Lords Proprietors of this Island the Honorable the United Company of Merchants of England Trading to the East Indies Do hereby demise grant Lease and to Farm Let unto Michael Watson of the said Island, All that Piece or Parcel of Land containing Twenty Six Acres situate lying and being in the East Division of the said Island butting and bounding East upon Michael Watson's own Land, North on the Lands of George Alexander Junr. Orphans, West and South on the Lands of Major Francis Seale. To have and to hold the said hereby demised parcel of Land with the Appurtenances and every part and parcel thereof unto him the said Michael Watson, his Heirs, Executors, Administrators and Assigns from the day of the date hereof for and during all the space and term of Twentyone Years from thence next ensuing Upon Condition that he the said Michael Watson his Heirs, or allowed Assigns Do always bear true faith and Allegiance to Our Sovereign Lord George the Third his Heirs and Successors, and true faith to them the said Honorable Company and their Successors, And shall duly obey All the Laws and Constitutions of the said Island Yielding and paying therefore Yearly and every Year during the said term and time of Twenty One Years unto the said Honorable Company their Successors Agents or Assigns the Rent of Five Shillings ℔ Acre at or upon the Feast of St. Michael the Arch Angel Yearly, And upon Condition that **Margin Notes:** Lease Number on Map	The East India Company, as Lords Proprietors of St Helena, leased to Michael Watson of the island a plot of 26 acres in the East Division. Watson's own land bounded it to the east. To the north lay the land of the orphans of George Alexander junior, and to the west and south the land of Major Francis Seale. The lease gave Watson the land and everything that went with it for 21 years from the date of the deed. The rights passed to his heirs, executors, administrators and assigns for the same term. Watson, his heirs and any assigns the Company approved had to stay loyal to King George III and his successors and keep faith with the Company. They also had to obey all the island's laws and regulations. Each year of the term they were to pay the Company £0 5s 0d an acre on the feast of St Michael the Archangel. Further conditions followed, as the deed went on to set out. **Interpretations** This was the other side of the boundary that Seale's leases of June 1806 had been closing. Sergeant Michael Watson, named as the northern and eastern neighbour on Seale's grants, now took 26 acres of the ground lying between his own holding and Seale's estate. With Seale's five leases and Watson's, the last unlet Company ground between the two estates in Deep Valley was being divided, so that the neighbours' land would meet without a gap. A sergeant taking 26 acres at the full rate shows that a non-commissioned soldier could hold a substantial farm on the island alongside the officers. The land of George Alexander junior's orphans lay to the north. George Alexander junior had held land beside George Scott's lease at Red Hill in 1797. He had since died, and as with the orphans of John Doveton and William Poole, his children's ownership was recorded in their neighbours' boundaries.
204	201	that he the said Michael Watson his Heirs, Executors, Administrators and Assigns Do and shall well and sufficiently keep up and maintain the Fences to the said Land, and in place of the usual proportion proportion of Trees which was one tenth part of the Leased Land shall during the Term of this Lease, rear at his own Option either upon Freehold or Leasehold Land the full Number of Six Trees for each Acre of the said Lease Land, which Trees at the expiration of this Lease shall at least be Ten Feet high. The Lessee is also bound during the term of the present Lease to clear and keep the Land free from the growth of the Blackberry, in which an annual progress shall be made (to be reported to the Governor and Council by the Inspectors of Fences &c.) under a Penalty of Five Shillings ℔ Acre, and the Forfeiture of the said Lease. And do not nor shall	Watson, his heirs, executors, administrators and assigns had to keep the fences round the land in good repair. In place of the usual share of woodland, which had been one tenth of the leased land, he was to plant during the term of the lease, at his own choice either on freehold or on leasehold ground, six trees for each acre of the leased land. When the lease ended, those trees were to be at least ten feet high. Watson also had to clear the land and keep it free of blackberry during the lease. He was to make progress against it every year, and the Inspectors of Fences and others were to report that progress to the Governor and Council. Failure brought a penalty of £0 5s 0d an acre and the loss of the lease. He could not sell or hand on the lease, or any share in it, without the permission of the Governor and Council in office at the time. The Governor and Council signed the deed and fixed the Company's seal to it on 30 June 1806. The signatories were Governor Robert Patton, William Webber Doveton and James Cocks. Watson signed and sealed his own copy as tenant on the same day. **Interpretations** Watson's lease belonged to the same batch as Alexander's and Seale's three matching deeds: sealed on 30 June 1806, given the mistaken 45th regnal year, and signed without William Lane. Granting Watson's

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		Sell or dispose of this Lease or his or their Interest therein without the leave and consent of the Governor and Council for the time being. In Witness whereof we the said Governor and Council have here- unto set our Hands and affixed the Honble. Company's Seal this 30th day of June in the Fortyfifth Year of the Reign of Our said Sovereign Lord George the Third, by the Grace of God, of Great Britain and Ireland, King, Defender of the Faith and in the year of Our Lord, One Thousand Eight Hundred and Six, And he the said Michael Watson hath to the other part set his Hand and Seal the Day and Year abovewritten. - Robert Patton W. W. Doveton James Cocks	ground in the same sitting as Seale's meant the boundary between the two neighbours was settled in one session, with each man's lease describing the other's land as its border. That gave both of them, and the Company, a consistent record of where one holding ended and the next began.
205	202	Island of St. Helena Know all Men by these presents, that I Michael Watson Sergt. in this Garrison of St. Helena aforesaid, have, and by these presents do assign, Transfer, set over, and Deliver unto Fredk. Alexander Planter, of this said Island, his Heirs, Executors, Administrators and Assigns, all my Right, Title, Claim and Interest, to and in the within mentioned 26 Acres of Leasehould Land, laying and being in the East Division of the said Island. In Witness whereof I have set my hand and Seal this 15th day of July 1807. Michl. Watson Signd, Seal'd and deliver'd in the presence of Us W. J. Cole E. Seale	A further deed was written on Michael Watson's lease of 26 acres in the East Division, sealed on 30 June 1806. In it, Michael Watson, a sergeant in the island's garrison, transferred all his rights and claims in the 26 acres of leasehold land to Frederick Alexander, a planter of the island, and to Alexander's heirs, executors, administrators and assigns. Watson signed and sealed the transfer on 15 July 1807. W. F. Cole and C. Seale witnessed it. **Interpretations** Watson held this land for barely a year before passing it to Frederick Alexander. The deed named no price and made no mention of the Governor and Council's consent, which the lease required for any transfer. Like the informal assignments of George Scott's lease, it was a short private note of hand, not a formal conveyance. A sergeant might well have taken the lease on behalf of a planter with more capital, or sold his interest quickly once he found he could not meet the costs of fencing and planting 26 acres. Alexander, who had received his own 16 acres in the South Division at the same sitting in June 1806, was now adding land in the East Division as well. A C. Seale witnessed the transfer. Since the 26 acres bordered Major Francis Seale's estate on two sides, a member of the Seale family had good reason to see who was taking over the neighbouring ground.
206	203	No. 116 St. Helena 30th June 1806 Lease to Michael Watson for 2[6] Acres of Land lying in the East Division at 5/ ℔ Acre. - Entered No. 116 New Reg. Thos. H. Brooke Sec. Registered in Book C Pages 27, 28 & 29. - B. Wright Assist. Secy.	This summary belonged to the deed on the pages immediately before it: Michael Watson's lease of 26 acres in the East Division, sealed on 30 June 1806 and signed by Governor Robert Patton, William Webber Doveton and James Cocks. The 1807 transfer to Frederick Alexander was written on the same lease. A summary written on the outside of that deed was dated at St Helena on 30 June 1806 and numbered 116. It described the document as a lease to Michael Watson of 26 acres in the East Division, at £0 5s 0d an acre. A later entry, signed by Thomas H. Brooke as secretary, recorded that the deed had been entered as number 116 in the New Register. The lease was registered in Book C at pages 27, 28 and 29, and the entry was signed by B. A. Wright, assistant secretary. **Interpretations** Watson's lease lay in the East Division beside Seale's Deep Valley block, yet Brooke numbered it 116, close to Frederick Alexander's South Division lease at 118 and far from Seale's grants at 56 to 60. The likeliest reason is that the lease had passed to Alexander in 1807. When Brooke compiled the New Register, he evidently placed this deed with the

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			holdings of its later owner, not by the ground it covered. That fits his practice with the Seale and Young leases, which also seem to have been grouped by the man who held them at the time. The assistant secretary who registered the lease signed as B. A. Wright. Britannicus Alexander Wright had been secretary in the 1780s and later sat on the Council. A man with the same initials working as assistant secretary in 1806 was probably his son, following his father into the Secretary's Office.
207	204	Island St. Helena. The Lords Proprietors of this Island, the Honorable the United Company of Merchants of England Trading to the East Indies, Do hereby demise Grant Lease and to Farm Let unto Michael Watson of the said Island All that Piece or Parcel of Land containing Eight Acres situate lying and being in the East Division of said Island. Butting and Bounding East West and South on Michael Watson's Land, and North on the Honble. Company's Waste Land. To have and to hold the said hereby demised parcel of Land with the appurtenances and every part and parcel thereof unto him the said Michael Watson his Heirs, Executors, Administrators and Assigns from the date hereof for and during All the Space and term of Twenty One Years from thence next ensuing Upon Condition that he the said Michael Watson, his Heirs, or allowed Assigns Do always bear true faith and Allegiance to Our Sovereign Lord George the Third his Heirs and Successors and true faith to them the said Honble. Company and their Successors, and shall duly obey All the Laws and Constitutions of the said Island Yielding and paying therefore Yearly and every Year during the said term and time of Twenty One Years unto the said Honble. Company their Successors Agents or Assigns the Rent of Five Shillings ℔ Acre at or upon the Feast of St. Michael the Arch **Margin Notes:** Number on Map	The East India Company, as Lords Proprietors of St Helena, granted a further lease to Michael Watson of the island. It covered a plot of 8 acres in the East Division. Watson's own land bounded it to the east, west and south, and the Company's waste land lay to the north. The lease gave Watson the land and everything that went with it for 21 years from the date of the deed. The rights passed to his heirs, executors, administrators and assigns for the same term. Watson, his heirs and any assigns the Company approved had to stay loyal to King George III and his successors and keep faith with the Company. They also had to obey all the island's laws and regulations. Each year of the term they were to pay the Company £0 5s 0d an acre on the feast of St Michael the Archangel. Further conditions followed, as the deed went on to set out. **Interpretations** This second grant to Watson lay on the far side of his holding from Seale's estate, running north from his own land to the Company's waste. While Seale filled in the ground to the south and west, Watson pushed his farm outward to the north. Here he paid the full rate of £0 5s 0d an acre, even for ground on the edge of the waste, which Seale had leased at only £0 1s 6d an acre a few acres away. The Company was still pricing each plot on its own quality, and this strip beside Watson's land was evidently judged good ground.
208	205	Arch Angel Yearly. And upon Condition that he the said Michael Watson his Heirs, Executors, Administrators and Assigns Do and shall well and sufficiently keep up and maintain the Fences to the said Land, and in place of the usual proportion of Trees which was One tenth part of the Leased Land, shall during the Term of this Lease, rear at his own Option either upon Freehold or Lease- hold Land the full Number of Six Trees for each Acre of the said Lease Land, which Trees at the expiration of this Lease shall at least be Ten Feet high. The Lessee is also bound during	Watson, his heirs, executors, administrators and assigns had to keep the fences round the land in good repair. In place of the usual share of woodland, which had been one tenth of the leased land, he was to plant during the term of the lease, at his own choice either on freehold or on leasehold ground, six trees for each acre of the leased land. When the lease ended, those trees were to be at least ten feet high. Watson also had to clear the land and keep it free of blackberry during the lease. He was to make progress against it every year, and the Inspectors of Fences and others were to report that progress to the Governor and Council. Failure brought a penalty of £0 5s 0d an acre and the loss of the lease. He could not sell or hand on the lease, or any share in it, without the permission of the Governor and Council in office at the time. The Governor and Council signed the deed and fixed the Company's seal to it on 30 June 1806, in the

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		the term of the present Lease to clear and keep the Land free from the growth of the Blackberry, in which an Annual progress shall be made (to be reported to the Governor and Council by the Inspectors of Fences &c.) under a Penalty of Five Shillings ℔ Acre, and the Forfeiture of the said Lease. And do not nor shall Sell or dispose of this Lease or his or their Interest therein, without the leave and Consent of the Governor and Council. In witness whereof the have hereunto set our Hands and affixed the Honble. Company's Seal this 30th day of June in the Forty- Sixth Year of the Reign of Our said Sovereign Lord George the Third by the grace of God of Great Britain and Ireland King Defender of the Faith and in the Year of Our Lord 1806 and he the said Michael Watson hath to the other part set his Hand and Seal the day and Year abovewritten. Robert Patton W. W. Doveton James Cocks	46th year of George III's reign. The signatories were Governor Robert Patton, William Webber Doveton and James Cocks. Watson signed and sealed his own copy as tenant on the same day. **Interpretations** This lease gave the correct 46th regnal year but lacked William Lane's signature, so the day's deeds did not fall into two neat batches after all. At least three clerks seem to have copied the grants of 30 June 1806, and Lane signed some deeds and not others for reasons the record does not show. The words "In witness whereof the" were squeezed in above the line, where the clerk had left them out. The volume of grants that day evidently put the Secretary's Office under pressure, with several hands working at once and small slips creeping into the copies.
209	206	Island of St. Helena Know all Men by these presents, that I Michael Watson Sergt. in this Garrison of St. Helena aforesaid have, and by these presents do Assign, Transfer, set over, and deliver unto Fredk. Alexander, Planter, of this said Island his Heirs, Executors, Administrators and Assigns, all my Right, Title, Claim and Interest, to and in the within Mentioned 8 Acres of Leasehould Land, laying and being in the East division of the said Island. In Witness whereof I have set my hand and Seal this 15th day of July 1807. Michl. Watson Sign'd, Seal'd and delivered in the presence of Us W. J. Cole E. Seale	A further deed was written on Michael Watson's lease of 8 acres in the East Division, sealed on 30 June 1806. In it, Michael Watson, a sergeant in the island's garrison, transferred all his rights and claims in the 8 acres of leasehold land to Frederick Alexander, a planter of the island, and to Alexander's heirs, executors, administrators and assigns. Watson signed and sealed the transfer on 15 July 1807. W. F. Cole and C. Seale witnessed it. **Interpretations** Watson passed both of his June 1806 leases to Frederick Alexander on the same day, before the same two witnesses, in identical wording. Together they gave Alexander 34 acres in the East Division within thirteen months of the grants. Watson's quick and complete exit suggests he had taken the ground with a buyer already in mind, or found he could not afford to fence and plant it. Either way, a sergeant's farm became part of a planter's estate. The Company's leases, meant to settle working tenants on the land, also served as stock that passed into the hands of men with the capital to improve it.
210	207	No. 115 St. Helena 30th June 1806 Lease to Michael Watson for 8 Acres of Land lying in the East Division at 5/ ℔ Acre. Entd. No. 115 New Reg. Thos. H. Brooke Sec. Registered in Book C. Pages 29 & 30. B. Wright Assist. Secy.	This summary belonged to the deed on the pages immediately before it: Michael Watson's lease of 8 acres in the East Division, sealed on 30 June 1806 and signed by Governor Robert Patton, William Webber Doveton and James Cocks. The 1807 transfer to Frederick Alexander was written on the same lease. A summary written on the outside of that deed was dated at St Helena on 30 June 1806 and numbered 115. It described the document as a lease to Michael Watson of 8 acres in the East Division, at £0 5s 0d an acre. A later entry, signed by Thomas H. Brooke as secretary, recorded that the deed had been entered as number 115 in the New Register. The lease was registered in Book C at pages 29 and 30, and the entry was signed by B. A. Wright, assistant secretary. **Interpretations** Watson's two leases stood at numbers 115 and 116 in the New Register, with Frederick Alexander's own 16 acres at 118. All three ended in Alexander's hands, and Brooke gathered them into a single run, even though Watson's ground lay in the East Division and Alexander's original grant in the South.

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			This confirms that the New Register grouped leases under the man who held them when it was compiled, so Alexander's whole holding could be found in one place.
211	208	Island St. Helena The Lords Proprietors of this Island the Honorable the United Company of Merchants of England, Trading to the East Indies Do hereby Demise Grant Lease and to farm Let unto Frederick Alexander of the said Island, Planter, All those Two Pieces or Parcels of Land adjoining each other containing in the whole Forty Two Acres situate lying and being in the South Division of the said Island. Butting and Bounding East upon the Lands of Aaron Lambe, West and North upon the Lands of him the said Frederick Alexander, and South upon the Honble. Company's Waste Land. To have and to hold the said hereby Demised parcels of Land with the appurtenances and every part and parcel thereof unto him the said Frederick Alexander his Heirs, Executors, Administrators, or allowed Assigns from the day of the date hereof, for and during All the space and term of Twenty One Years from thence next ensuing. Upon Condition that he the said Frederick Alexander his Heirs or allowed Assigns Do always bear true faith and Allegiance to our Sovereign Lord George the Third, his Heirs and Successors and true faith to them the said Honble. Company and their Successors, and shall duly obey all the Laws and Constitutions of the said Island, Yielding and paying therefore yearly and every Year during the said term and time of Twenty One Years **Margin Notes:** Number on Map	The East India Company, as Lords Proprietors of St Helena, granted a further lease to Frederick Alexander, a planter on the island. It covered two adjoining pieces of land in the South Division, 42 acres in all. The land of Aaron Lambe bounded them to the east, and Alexander's own land lay to the west and north. The Company's waste land lay to the south. The lease gave Alexander the land and everything that went with it for 21 years from the date of the deed. The rights passed to his heirs, executors, administrators and any assigns the Company approved for the same term. Alexander, his heirs and any assigns the Company approved had to stay loyal to King George III and his successors and keep faith with the Company. They also had to obey all the island's laws and regulations. In return they were to pay the Company a yearly rent throughout the 21 years, as the deed went on to set out. **Interpretations** At 42 acres, this was one of the largest single grants in the register. Alexander's earlier 16 acres had closed a gap inside his South Division estate. This grant pushed the estate southward to the Company's waste, beside Aaron Lambe's land. With the 34 acres he took over from Sergeant Watson in the East Division, Alexander was now holding close to 100 acres of Company land across two divisions. He was building an estate on the same scale as Francis Seale's, through a mix of direct grants and leases bought from smaller holders.
212	209	Years unto the said Honble. Company their Successors Agents or Assigns the Rent of Five Shillings ℔ Acre at or upon the Feast of St. Michael the Arch Angel Yearly. And upon Condition that he the said Frederick Alexander, his Heirs, Executors, Administrators or Assigns Do and shall well and sufficiently keep up and main- tain the Fences to the said Land, And in place of the usual proportion of Trees which was one tenth part of the Leased Land, shall during the Term of the present Lease rear at his own Option either upon Freehold or Leasehold Land the full Number of Six Trees for each Acre of the said leased land, which Trees at the expiration of this Lease shall at least be Ten Feet High. The Lessee is also bound during the term of the present Lease to clear the land and keep it free	Each year of the 21-year term, Alexander and those who came after him were to pay the Company £0 5s 0d an acre on the feast of St Michael the Archangel. They had to keep the fences round the land in good repair. In place of the usual share of woodland, which had been one tenth of the leased land, Alexander was to plant during the term of the lease, at his own choice either on freehold or on leasehold ground, six trees for each acre of the leased land. When the lease ended, those trees were to be at least ten feet high. Alexander also had to clear the land and keep it free of blackberry during the lease. He was to make progress against it every year, and the Inspectors of Fences and others were to report that progress to the Governor and Council. Failure brought a penalty of £0 5s 0d an acre and the loss of the lease. He could not sell or hand on the lease, or any share in it, without the permission of the Governor and Council in office at the time. The Governor and Council fixed the Company's seal to the deed on 30 June, in what the deed called the 45th year of George III's reign, as the closing lines on the next page record.

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		from the growth of the Blackberry in which an Annual progress shall be made (to be reported to the Governor and Council by the Inspectors of Fences &c.) under a Penalty of Five Shilling ℔ Acre and the forfeiture of the said Lease. And do not nor shall sell or dispose of this Lease, or his or their Interest therein without the leave and consent of the Governor and Council for the time being. In Witness whereof we the said Governor and Council have hereunto set our Hands and affixed the Honble. Company's Seal this 30th day of June in the Fortyfifth year of the Reign of our said Sovereign Lord George the Third by the Grace of God of Great Britain and Ireland, King	**Interpretations** The planting rule took on real weight at this scale. Six trees for each of 42 acres meant 252 trees, every one to stand ten feet high when the lease ran out, on top of the 96 owed for Alexander's 16 acres. A large leaseholder thus carried a large share of the island's replanting. The Council's choice to let tenants plant on any ground they held allowed a man like Alexander to concentrate his trees where they would grow best, rather than scattering them across open pasture.
213	210	King, Defender of the Faith, and in the Year of Our Lord 1806 And he the said Frederick Alexander hath to the other part set his Hand and Seal the day and Year abovewritten. Robert Patton W. W. Doveton James Cocks	The Governor and Council signed Frederick Alexander's lease of 42 acres in the South Division and fixed the Company's seal to it on 30 June 1806. The signatories were Governor Robert Patton, William Webber Doveton and James Cocks. Alexander signed and sealed his own copy as tenant on the same day. **Interpretations** Alexander received 58 acres in the South Division in two leases on 30 June 1806, alongside Seale's 44½ acres and Watson's 34 acres in the East Division. That single sitting let out nearly 140 acres, all on the standard planting and blackberry terms, more even than the large grants of Michaelmas 1805. Governor Patton's Council was evidently pressing ahead with letting the remaining Company ground in the farming districts as fast as its clerks could copy the deeds.
214	211	No. 117 St. Helena 30th June 1806 Lease to Mr. Frederick Alexander for 42 Acres of Land lying in the South Division @ 5/ ℔ Acre. Entered No. 117 New Reg. Thos. H. Brooke Sec. Registered in Book C - Pages 24, 25 & 26. - Thos. H. Brooke Sec.	This summary belonged to the deed on the pages immediately before it: Frederick Alexander's lease of 42 acres in the South Division, sealed on 30 June 1806 and signed by Governor Robert Patton, William Webber Doveton and James Cocks. A summary written on the outside of that deed was dated at St Helena on 30 June 1806 and numbered 117. It described the document as a lease to Mr Frederick Alexander of 42 acres in the South Division, at £0 5s 0d an acre. A later entry, signed by Thomas H. Brooke as secretary, recorded that the deed had been entered in the New Register as number **Start of crossed out section** 44, **End of crossed out section** corrected above the line to number 117. The lease was registered in Book C at pages 24, 25 and 26, and the entry was signed by Thomas H. Brooke, secretary. **Interpretations** Brooke first entered this lease as number 44 in the New Register, then struck the figure out and renumbered it 117. Number 44 belonged to one of Stephen Young's leases near James's Valley, among the town-edge holdings that later passed to William Seale and John De Fountain. The correction shows Brooke reorganising the register after he had begun it. He moved Alexander's lease out of that early run and placed it at 117, between Watson's two leases at 115 and 116 and Alexander's 16 acres at 118. The finished register gathered all four of Alexander's holdings into one unbroken block, and this crossed-out figure is a rare trace of that rearrangement.

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215	212	ISLAND St. HELENA. THE Lords Proprietors of this Island, the Honorable the United Company of Merchants, of England, trading to the East Indies; do hereby demise, grant, lease, and to Farm, let unto Frederick Alexander of the said Island, all that piece or parcel of land, situate, lying and being in the East division, containing Twenty Six & a Quarter Acres butting and bounding, East and North on the Lands of him the said Frederick Alexander West on the Lands of John Alexander, Planter and South partly on the Lands of Benj. Bagley Decd. and partly on the Honble. Company's Waste Land; to have and to hold the said hereby demised parcel of land, with the appurtenances and every part and parcel thereof, unto him the said Frederick Alexander his Heirs, Executors, Administrators and Assigns, from the day of the date hereof, for and during all the space and term of Twenty One Years, from thence next ensuing; Upon Condition, that he the said Frederick Alexander his Heirs, or allowed Assigns, do always bear true Faith and Allegiance to our Sovereign Lord King George the Third, his Heirs and Successors, and true Faith to them, the said Honorable Company, and their successors, and shall duly obey all the Laws and Constitutions of the said Island, yielding and paying therefore yearly and every Year, during the said term and time of Twenty One Years, unto the said Honorable Company, their Suc- cessors, Agents, or Assigns, the Rent of Five Shillings per Acre, at or upon the Feast of St. Michael the Archangel Yearly; and Upon Condition that he the said Frederick Alexander his Heirs, Executors, Administrators or Assigns, do and shall sufficiently keep up and maintain the fences to to the said land, and in place of the usual proportion of trees, which was one tenth part of the leased land, shall during the term of this lease rear at his own option, either upon freehold or leasehold land, the full num- ber of six trees for each acre of the said leased land, which trees at the expiration of this lease, shall be at least ten feet high. - The lessee is also bound during the term of the present lease, to clear the land, and keep it free from the growth of the Blackberry, in which an annual progress shall be made, (to be reported to the Governor and Council by the inspectors of Fences &c.) under a penalty of five shillings per acre, and the forfeiture of the said lease. - And do not, nor shall sell or dispose of this lease or his or their interest therein, without the leave and consent of the Governor and Council for the time being. - In witness whereof, we the said Governor and Council, have hereunto set our hands, and affixed the Honorable Company's Seal, this 1st day of October in the Forty Sixth year of the Reign of our said Sovereign Lord George the Third by the grace of GOD, of Great Britain and Ireland, King, Defender of the Faith, and in the year of OUR LORD 1806 and he the said Frederick Alexander hath to the other part set his hand and seal, the Day and Year above written. Robert Patton W. Lane W. W. Doveton	The East India Company, as Lords Proprietors of St Helena, granted a further lease to Frederick Alexander. It covered a plot of 26¾ acres in the East Division. Alexander's own land bounded it to the east and north, and the land of John Alexander, a planter, lay to the west. To the south it ran partly against the land of the late Benjamin Bagley and partly against the Company's waste land. The lease gave Alexander the land and everything that went with it for 21 years from the date of the deed. The rights passed to his heirs, executors, administrators and assigns for the same term. Alexander, his heirs and any assigns the Company approved had to stay loyal to King George III and his successors, keep faith with the Company and obey all the island's laws and regulations. Each year of the term they were to pay the Company £0 5s 0d an acre on the feast of St Michael the Archangel. They had to keep the fences round the land in good repair. In place of the usual share of woodland, which had been one tenth of the leased land, Alexander was to plant during the term of the lease, at his own choice either on freehold or on leasehold ground, six trees for each acre of the leased land. When the lease ended, those trees were to be at least ten feet high. Alexander also had to clear the land and keep it free of blackberry during the lease. He was to make progress against it every year, and the Inspectors of Fences and others were to report that progress to the Governor and Council. Failure brought a penalty of £0 5s 0d an acre and the loss of the lease. He could not sell or hand on the lease, or any share in it, without the permission of the Governor and Council in office at the time. The Governor and Council signed the deed and fixed the Company's seal to it on 1 October 1806, in the 46th year of George III's reign. The signatories were Governor Robert Patton, William Lane, William Webber Doveton and James Cocks. Alexander signed and sealed his own copy as tenant on the same day. A line at the foot recorded that the form had been printed at St Helena for the Proprietors by A. Hill. **Interpretations** This was the first printed lease in the register. Every earlier deed had been copied out by hand, word for word, by clerks in the Secretary's Office. Here the whole standard text, including the planting and blackberry clauses, was printed in advance, and the clerk only wrote in the tenant's name, the acreage, the boundaries, the rent and the date. The slips that had crept into the hand-copied grants of 30 June 1806, such as the wrong regnal year and the missing words, could not occur in the printed wording. A printing press on the island, run by A. Hill for the Company, allowed the Council to issue its now settled lease terms quickly and uniformly. The sheer volume of grants under Governor Patton probably made the change worth the cost. The plot lay between Frederick Alexander's own ground and that of John Alexander, and touched the land of the late Benjamin Bagley, whose lease had passed to William Seale in 1808. Frederick Alexander was rounding off a block of East Division land that by now included the two Watson leases and this grant, close to the Alexander family's older holdings.

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		James Cocks ST. HELENA: Printed for the Proprietors, by A. HILL. **Margin Notes:** Number on Map	
216	213	No. 120 St. Helena 1st October 1806 Lease to Mr. Frederick Alexander, Planter, for 26¼ Acres Land in the East South Division @ 5/ ℔ Acre. Entered No. 120 New Reg. Thos. H. Brooke Sec. Registered in Book C. Page 37 - B. Wright Assist. Secy.	This summary belonged to the deed on the pages immediately before it: Frederick Alexander's printed lease of 26¾ acres, sealed on 1 October 1806 and signed by Governor Robert Patton, William Lane, William Webber Doveton and James Cocks. A summary written on the outside of that deed was dated at St Helena on 1 October 1806 and numbered 120. It described the document as a lease to Mr Frederick Alexander, planter, of 26¾ acres of land in the **Start of crossed out section** East **End of crossed out section** South Division, at £0 5s 0d an acre. A later entry, signed by Thomas H. Brooke as secretary, recorded that the deed had been entered as number 120 in the New Register. The lease was registered in Book C at page 37, and the entry was signed by B. A. Wright, assistant secretary. **Interpretations** The lease itself placed the land in the East Division, but the summary struck that out and wrote South instead. The plot bordered John Alexander's land and the late Benjamin Bagley's, both of which lay in the South Division, so the ground probably sat on or near the line between the two divisions. The correction brought the record into line with Alexander's other South Division holdings. In the New Register the lease stood at number 120, just after his leases at 115 to 118. Brooke kept all of Frederick Alexander's land together, whatever division the deeds named.
217	214	ISLAND St. HELENA. THE Lords Proprietors of this Island, the Honorable the United Company of Merchants, of England, trading to the East Indies, do hereby demise, grant, lease, and to Farm, let unto William Webber Doveton of the said Island, all that piece or parcel of land, known by the name of Stony Point situate, lying and being in the South division, containing Eight Acres butting and bounding, East partly upon the Freehold Lands of him the said William Webber Doveton and partly upon the Freehold Lands of Mary Beale Widow, West and North upon the Freehold Lands of him the said William Webber Doveton, South partly upon the Lands of him the said William Webber Doveton, and partly upon the Lands of John Alexander Senr. Planter, to have and to hold the said hereby demised parcel of land, with the appurtenances and every part and parcel thereof, unto him the said William Webber Doveton, his Heirs, Executors, Administrators and Assigns, from the day of the date hereof, for and during all the space and term of Twenty One Years, from thence next ensuing; Upon Condition, that he the said William Webber Doveton his Heirs, or allowed Assigns, do always bear true Faith and Allegiance to our Sovereign Lord King George the Third, his Heirs and Successors, and true Faith to them, the said Honorable Company, and their successors,	The East India Company, as Lords Proprietors of St Helena, leased to William Webber Doveton a plot of 8 acres in the South Division, known as Stony Point. To the east it ran partly against Doveton's own freehold land and partly against the freehold land of Mary Beale, a widow. Doveton's freehold land also lay to the west and north. To the south it ran partly against Doveton's other land and partly against the land of John Alexander senior, a planter. The lease gave Doveton the land and everything that went with it for 21 years from the date of the deed. The rights passed to his heirs, executors, administrators and assigns for the same term. Doveton, his heirs and any assigns the Company approved had to stay loyal to King George III and his successors, keep faith with the Company and obey all the island's laws and regulations. Each year of the term they were to pay the Company £0 4s 0d an acre on the feast of St Michael the Archangel. They had to keep the fences round the land in good repair. In place of the usual share of woodland, which had been one tenth of the leased land, Doveton was to plant during the term of the lease, at his own choice either on freehold or on leasehold ground, six trees for each acre of the leased land. When the lease ended, those trees were to be at least ten feet high. Doveton also had to clear the land and keep it free of blackberry during the lease. He was to make progress against it every year, and the Inspectors of Fences and others were to report that progress to the Governor and Council. Failure brought a penalty of £0 5s 0d an acre and the loss of the lease. He could not sell or hand on the lease, or any share in it, without the permission of the Governor and Council in office at the time. The Governor and Council signed the deed and fixed the Company's seal to it on 1 October 1806, in

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		and shall duly obey all the Laws and Constitutions of the said Island, yielding and paying therefore yearly and every Year, during the said term and time of Twenty One Years, unto the said Honorable Company, their Suc- cessors, Agents, or Assigns, the Rent of Four Shillings per Acre, at or upon the Feast of St. Michael the Archangel Yearly; and Upon Condition that he the said William Webber Doveton, his Heirs, Executors, Administrators or Assigns, do and shall sufficiently keep up and maintain the fences to to the said land, and in place of the usual proportion of trees, which was one tenth part of the leased land, shall during the term of this lease rear at his own option, either upon freehold or leasehold land, the full num- ber of six trees for each acre of the said leased land, which trees at the expiration of this lease, shall be at least ten feet high. - The lessee is also bound during the term of the present lease, to clear the land, and keep it free from the growth of the Blackberry, in which an annual progress shall be made, (to be reported to the Governor and Council by the inspectors of Fences &c.) under a penalty of five shillings per acre, and the forfeiture of the said lease. - And do not, nor shall sell or dispose of this lease or his or their interest therein, without the leave and consent of the Governor and Council for the time being. - In witness whereof, we the said Governor and Council, have hereunto set our hands, and affixed the Honorable Company's Seal, this 1st day of October in the Forty Sixth year of the Reign of our said Sovereign Lord George the Third by the grace of GOD, of Great Britain and Ireland, King, Defender of the Faith, and in the year of OUR LORD 1806 and he the said William Webber Doveton, hath to the other part set his hand and seal, the Day and Year above written. Robert Patton W. Lane W. W. Doveton James Cocks ST. HELENA: Printed for the Proprietors, by A. HILL. **Margin Notes:** Number on Map	the 46th year of George III's reign. The signatories were Governor Robert Patton, William Lane, William Webber Doveton and James Cocks. Doveton signed and sealed his own copy as tenant on the same day. A line at the foot recorded that the form had been printed at St Helena for the Proprietors by A. Hill. **Interpretations** Doveton held freehold land on three sides of this plot. Almost every other holder in the register leased all of his ground from the Company, but Doveton owned the land around Stony Point outright. Freehold on St Helena dated from the island's earliest grants, before the Company settled on letting its land only on lease. A councillor who held old freehold and then leased the Company ground lying within it could join the two into one estate, as Doveton did here. Mary Beale's freehold to the east shows that a few other families held land on the same old terms. As on his lease of 1803, Doveton signed both as a member of the Council granting the land and as the tenant receiving it. The rent of £0 4s 0d an acre was a little below the full rate, which suits rough ground of the kind its name suggests.
218	215	No. 82 St. Helena 1 October 1806. Lease to W. W. Doveton Esqr. of Council, for 8 Acres of Land, in the South Division at 4/ ℔ Acre. - Registered in Book C Page 40 - Thos. H. Brooke Entd. No. 82 New Register Thos. H. Brooke Sec.	This summary belonged to the deed on the pages immediately before it: William Webber Doveton's printed lease of 8 acres at Stony Point in the South Division, sealed on 1 October 1806 and signed by Governor Robert Patton, William Lane, William Webber Doveton and James Cocks. A summary written on the outside of that deed was dated at St Helena on 1 October 1806 and numbered 82. It described the document as a lease to William Webber Doveton, a member of the Council, of 8 acres in the South Division, at £0 4s 0d an acre. The lease was registered in Book C at page 40, and the entry was signed by Thomas H. Brooke, secretary. A later entry, also signed by Thomas H. Brooke as secretary, recorded that the deed had been entered as number 82 in the New Register. **Interpretations** Doveton's two leases stood next to each other in the New Register: Tinsley's, granted in 1803, at number 83 and Stony Point at 82. Both lay just below the Main Ridge, between his freehold and the Alexanders' land. Brooke placed them together as one holding, even though they were granted three years apart and entered in different lease books.

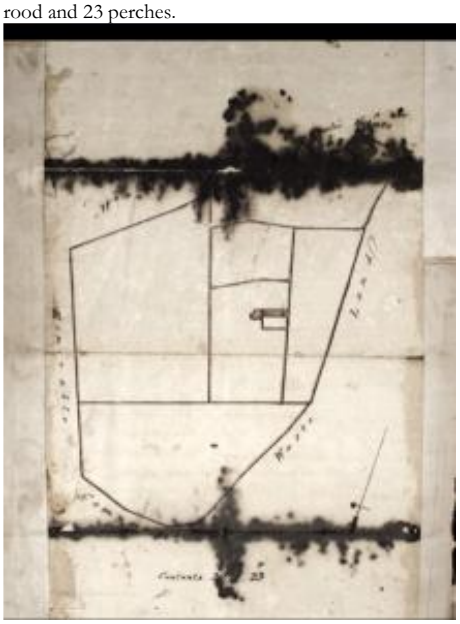
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219	216	Island St. Helena. The Lords Proprietors of this Island the Honorable the United Company of Merchants of England Trading to the East Indies Do hereby demise grant Lease and to farm Let unto William Gahagan of the said Island Apothecary. All that Piece or Parcel of Ground containing Eighteen Feet in length and Sixteen feet in breadth, situate lying and being in James's Valley, butting and bounding East, North and South on the Leasehold premises of him the said William Gahagan, and West on the Side Path Road. To have and to hold the said hereby demised parcel of Ground with the Appur- tenances and every part and parcel thereof unto him the said William Gahagan his Heirs, Executors, Administrators and Assigns from the day of the date hereof for and during all the Space and term of Twenty One Years from thence next ensuing. Upon Condition that he the said William Gahagan his Heirs or allowed Assigns Do always bear true faith and Allegiance to Our Sovereign Lord King George the Third, his Heirs and Successors, and true faith to them the said Honble. Company and their Successors, and shall duly obey All the Laws and Constitutions of the said Island. Yielding and paying therefore Yearly and every Year during the said term and time of Twenty One Years, unto the Honble. Company. their **Margin Notes:** Number on Map Town	The East India Company, as Lords Proprietors of St Helena, leased to William Gahagan, an apothecary on the island, a piece of ground in James's Valley measuring 18 feet long and 16 feet wide. Gahagan's own leasehold premises bounded it to the east, north and south, and the Side Path road lay to the west. The lease gave Gahagan the ground and everything that went with it for 21 years from the date of the deed. The rights passed to his heirs, executors, administrators and assigns for the same term. Gahagan, his heirs and any assigns the Company approved had to stay loyal to King George III and his successors and keep faith with the Company. They also had to obey all the island's laws and regulations. In return they were to pay the Company a yearly rent throughout the 21 years, as the deed went on to set out. **Interpretations** This was a tiny strip, 18 feet by 16, enclosed on three sides by Gahagan's own premises and opening onto the Side Path road. Gahagan was the apothecary who had bought William Brennan's large building on the road out of Jamestown in December 1805. That property was let to two officers and stood on Company ground, as Gahagan's later transfer of the bill of sale and lease recorded. This grant probably squared off the frontage of the same premises, taking in a small corner between his building and the road. Even a scrap of town ground this size needed its own lease, so the Company's title covered every foot of the street front.
220	217	The text is identical to the previous page	The text is identical to the previous page
221	218	their Successors, Agents or Assigns the Rent of Three Shillings and Six Pence ℔ Annum at or upon the Feast of St. Michael the Arch Angel Yearly. And upon Condition that he the said William Gahagan his Heirs, Executors, Administrators or Assigns Do and shall well and sufficiently keep up and maintain in good Order and repair All such Houses Edifices, or Buildings as now are or may hereafter be built or erected upon said piece of Ground or any part thereof. And do not nor shall Sell or dispose of this Lease or his or their Interest therein, without the leave and consent of the Governor and Council for the time being. In Witness whereof We the said Governor and Council have hereunto set our hands and affixed the Honble. Company's Seal this First day of October in the Forty Sixth Year of the Reign of Our said Sovereign Lord George the Third by the grace of God of the United Kingdom of Great Britain and Ireland, King	Gahagan and those who came after him were to pay the Company a rent of £0 3s 6d a year on the feast of St Michael the Archangel. They had to keep any houses or other buildings standing on the ground, or built there later, in good order and repair. They could not sell or hand on the lease, or any share in it, without the permission of the Governor and Council in office at the time. The Governor and Council signed the deed and fixed the Company's seal to it on 1 October 1806, in the 46th year of George III's reign. The signatories were Governor Robert Patton, William Lane, William Webber Doveton and James Cocks. Gahagan signed and sealed his own copy as tenant on the same day. **Interpretations** Gahagan's town lease was sealed on the same day as the printed country leases of Frederick Alexander and William Webber Doveton, yet it was copied out by hand. The printed form held the farm conditions: fences, six trees an acre and blackberry clearing. None of these suited a strip of town ground, where the duty was to keep the buildings in repair. The Company evidently had its farm leases printed but went on writing out town leases by hand, because their conditions differed. The rent of £0 3s 6d for 288 square feet was high for its size, roughly the same rate per square foot as Mary Griffiths's yard of 1803. Town ground

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		Defender of the Faith and in the Year of Our Lord One Thousand Eight Hundred and Six. And he the said William Gahagan hath to the other part set his Hand and Seal the day and Year abovewritten. - Robert Patton W. Lane W. W. Doveton James Cocks	fronting a public road like Side Path was charged at a premium, however small the piece.
222	219	Island St. Helena Know all men by these presents that I William Gahagan of the said Island, for and in consideration of a certain sum of money to be to me in hand paid by Major John Alexander Wright also of the said Island as more fully specified in the Bill of Sale to him bearing date the first Inst. do assign, transfer and set over Unto him the said Major John Alexander Wright all my Right Title and Interest in and to the annexed Lease for the time yet to come and unexpired of the same upon the terms and conditions mentioned in said Lease, pursuant to Liberty given me by the Governor and Council for so doing. - In Witness whereof I have hereunto set my hand and seal this 1st day of July 1808. Signed sealed and delivered in the Wm. Gahagan presence of us - H. Porteous Thos. O'Connor	A further deed was written on William Gahagan's lease of ground by the Side Path road in James's Valley, sealed on 1 October 1806. In it, Gahagan transferred to Major John Alexander Wright all his rights and claims in the lease for the rest of its term, on the lease's original conditions. Wright was to pay him a sum of money, set out more fully in a bill of sale between them dated the first of the same month. The Governor and Council had given Gahagan leave to make the transfer. Gahagan signed and sealed the transfer on 1 July 1808. H. Porteous and Thomas O'Connor witnessed it. **Interpretations** This transfer matched, word for word in substance, the one Gahagan wrote on Brennan's bill of sale for the buildings on the road out of Jamestown. Both were dated 1 July 1808, witnessed by the same two men and referred to the same bill of sale. On that day Gahagan sold Wright his whole property by the Side Path road: the large building he had bought in 1805, the lease of the ground beneath it and this small strip that squared off its frontage. Each piece of title needed its own written transfer, but the price was settled once, in the separate bill of sale, and the register recorded only that the holdings had passed together to a single buyer.
223	220	No. 3 St. Helena. August 1806 Lease to Mr. William Gahagan, for Ground in James's Valley @ 3/6 ℔ Annum. Registered in Book C Pages 32 & 33. Entered No. 3 New Reg. Thos. H. Brooke Sec.	This summary belonged to the deed on the pages immediately before it: William Gahagan's lease of ground by the Side Path road in James's Valley, sealed on 1 October 1806 and signed by Governor Robert Patton, William Lane, William Webber Doveton and James Cocks. The 1808 transfer to Major John Alexander Wright was written on the same lease. A summary written on the outside of that deed was dated at St Helena in August 1806 and numbered 3. It described the document as a lease to Mr William Gahagan of ground in James's Valley, at £0 3s 6d a year. The lease was registered in Book C at pages 32 and 33. A later entry, signed by Thomas H. Brooke as secretary, recorded that the deed had been entered as number 3 in the New Register. **Interpretations** The summary was dated August 1806, although the lease itself was sealed on 1 October. The grant had probably been approved and drawn up in August, with the sealing left for the next sitting, so the clerk endorsed the deed before it was formally completed. The register entry at pages 32 and 33 of Book C, just before Seale's 2 acres at page 33 sealed in June, also suggests the lease was entered earlier than its sealing date. In the New Register Gahagan's strip stood at number 3, near William Brennan's bill of sale for the buildings by the same road at number 1. Brooke placed the two together at the head of the register because both passed to Major John Alexander Wright on 1 July 1808. The register again grouped the papers under their later holder, keeping the whole property by the Side Path road in one place.
224	221	Island St. Helena The Lords Proprietors of	The East India Company, as Lords Proprietors of St Helena, leased to Nathan Sampell, a planter on

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		this Island the Honble. the United Company of Merchants of England trading to the East Indies. Do hereby demise, Grant, Lease and to farm let unto Nathan Sampell of the said Island Planter, All that Piece or Parcel of the Honble. Company's Waste Land containing Twelve Acres, situate lying and being in the East Division of the said Island adjoining to that Piece or Parcel of Land, known by the Name of Fox's Folly, now in the possession of the said Nathan Sampell, butting and bounding East, North, and West upon the Honorable Company's Waste Land and South upon the Land of him the said Nathan Sampell. - To have and to hold the said hereby demised parcel of Land with the appurtenances, and every part, and parcel thereof unto him the said Nathan Sampell, his Heirs, Executors, Administrators, and Assigns from the day of the date hereof, for and during all the space and term of Twenty One Years from thence next ensuing. Upon Condition that he the said Nathan Sampell, his Heirs, or allowed Assigns, Do always true faith, and Allegiance to our sovereign Lord King George the Third, his Heirs, and Successors, and true faith to them the said Honble. Company, and their **Margin Notes:** Number on Map Foxes Folly	the island, 12 acres of the Company's waste land in the East Division. The ground adjoined the land known as Fox's Folly, which Sampell already held. The Company's waste land bounded the new plot to the east, north and west, and Sampell's own land lay to the south. The lease gave Sampell the land and everything that went with it for 21 years from the date of the deed. The rights passed to his heirs, executors, administrators and assigns for the same term. Sampell, his heirs and any assigns the Company approved had to stay loyal to King George III and his successors and keep faith with the Company, as the deed went on to set out. **Interpretations** The deed called this ground "the Company's waste land" outright, where earlier leases only named the waste as a neighbouring boundary. Sampell was taking open, uncultivated ground on three sides and attaching it to his existing holding at Fox's Folly. A later hand wrote "Fox's Folly" at the head of the page, so the clerks who handled the deeds evidently knew and filed the land by that name. The name itself suggests an earlier venture on the site, probably a building or improvement by someone named Fox that failed or was abandoned. Like Tinsley's, Naughtins and Stewart's, it kept a former holder's name long after he had gone. By 1806 the ground had passed to Sampell, who was now pushing it out into the surrounding waste.
225	222	their Successors, and shall duly obey all the Laws, and Constitutions of the said Island, Yielding, and paying therefore, Yearly and every Year, during the said term of Twenty One Years, unto the said Honorable Company, their Successors, Agents, or Assigns the Rent of two Shillings ℔ Acre, at or upon the Feast of St. Michael the Arch Angel Yearly. - And upon Condition, that he the said Nathan Sampell his Heirs, Executors, Administrators, or Assigns, Do and shall well and sufficiently keep up, and maintain the Fences to the said Land, and the full quantity of Wood thereon. And do not, nor shall sell, or dispose of this Lease, or his or their Interest therein, without the leave and consent of the Governor and Council for the time being. In Witness whereof We the said Governor and Council have hereunto set our Hands, and Affixed the Honble. Company's Seal this Twenty Third Day of November in the Forty Second Year of the reign of our said Sovereign Lord George the Third, by the Grace of God of the United Kingdom, of Great Britain, and Ireland, King, Defender of the Faith, and in the Year of Our Lord 1801 and he the said Nathan Sampell hath to the other part, set his Hand, and Seal, the day, and year abovewritten. T. Robson W. W. Doveton James Cocks	Sampell, his heirs and any assigns the Company approved also had to obey all the island's laws and regulations. Each year of the 21-year term they were to pay the Company £0 2s 0d an acre on the feast of St Michael the Archangel. They had to keep the fences round the land in good repair and keep the full stock of trees growing on it. They could not sell or hand on the lease, or any share in it, without the permission of the Governor and Council in office at the time. The Governor and Council signed the deed and fixed the Company's seal to it on 23 November 1801, in the 42nd year of George III's reign. The signatories were Acting Governor Francis Robson, William Webber Doveton and James Cocks. Sampell signed and sealed his own copy as tenant on the same day. **Interpretations** This lease was older than the deeds around it in the volume, sealed in November 1801 while Francis Robson was acting governor. It carried the old woodland condition, keeping "the full quantity of wood", not the six-trees-an-acre rule and blackberry clause brought in under Governor Patton from 1805. Sampell's ground was raw waste, so a duty to keep existing wood meant little. The later leases tightened this by requiring tenants to plant. The low rent of £0 2s 0d an acre fitted open waste being brought into use for the first time.
226	223	Island St. Helena - Know all Men by these Presents, that we Edward Charles Smith, Onesiphorous Beale and Maria Mills, Executor and Executrix to the Estate of the late Moses Mills, for and in consideration of the Sum of Nine Hundred and Forty Pounds Sterling, have transferred unto William Balcombe of the said Island, all our Right to the annexed Lease, Registered in Book B, Pages 222 & 223, which Lease contains Twelve Acres, The Governor	Two further deeds were written on Nathan Sampell's lease of 12 acres beside Fox's Folly, sealed on 23 November 1801. In the first, Edward Charles Smith, Onesiphorus Beale and Maria Mills, executors and executrix of the estate of the late Moses Mills, transferred their rights in the lease to William Balcombe of the island for £940 0s 0d sterling. The lease, covering 12 acres, was registered in Book B at pages 222 and 223. The Governor and Council had accepted Balcombe as tenant, as the consultation of 20 August 1810

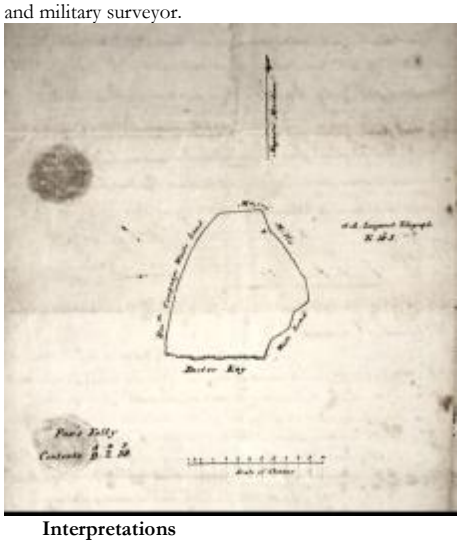
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		and Council having Accepted of the said William Balcombe, as a Tenant for the same, as appears by Consultation of 20th August 1810 - Witness - Edwd. C. Smith - A. A. Beale Ones. Beale Island St. Helena - Know all Men, by these Presents, that I William Balcombe of the said Island, for and in Consideration of the Sum of Twelve Hundred Pounds Sterling, have transferred unto John Kay also of the said Island, all my Right to the annexed Lease, Registered in Book B, Pages 222 & 223, which Lease contains Twelve Acres, also all my Right to a Lease containing Nine Acres and an Half, which is Registered in Book C, Page 53. The Governor and Council having Accepted of the said John Kay, as a Tenant for the same, as appears by Consultation of 17th June 1811 - Wm. Balcombe Witness - B. A. Wright	recorded. Smith and Beale signed the transfer. [...] Beale witnessed it. In the second, William Balcombe transferred his rights in the same lease to John Kay of the island for £1,200 0s 0d sterling. In the same deed he also passed to Kay his rights in a second lease, of 9½ acres, registered in Book C at page 53. The Governor and Council had accepted Kay as tenant of both, as the consultation of 17 June 1811 recorded. Balcombe signed the transfer, and B. A. Wright witnessed it. **Interpretations** The value of this ground rose steeply. Sampell had taken 12 acres of raw waste at £0 2s 0d an acre in 1801. By 1810, with Sampell's lease having passed through Moses Mills, it fetched £940 0s 0d from Moses Mills's executors. The jump points to substantial improvement, probably a house and cultivated grounds at Fox's Folly, since bare land on a lease with only eleven years left could not command such a price. The buyer in 1810 was William Balcombe, an official of the East India Company on the island. He sold within a year, together with a further 9½ acres, to John Kay for £1,200 0s 0d. The Council's consultations recorded each change of tenant, showing that the consent clause was still enforced for valuable country property, even as smaller deals elsewhere in the register were passed by informal notes. Moses Mills, whose estate held the lease before Balcombe, had previously been linked to the land; Maria Mills, his executrix, was probably his widow.
227	224	I do hereby Resign and make over all my right, title and Interest to the within Lease Containing 12 acres - No. 204 in the New Register, unto Thomas Pelham Hollis, having obtained permission from the Governor and Council to dispose of the same. Witness my hand this 8th day of Novr. 1813 - Witness B. A. Wright John Kay No. 204 St. Helena 1801 Lease to Mr. Nathan Sampell for 12 Acres of Land lying in the East Division at 2/ ℔ Acre. Registered in Book B Pages 222 & 223 Thos. H. Brooke Secy. Entered No. 204 New Reg. Thos. H. Brooke Sec. I do hereby resign and make over all my right Title and interest to the within Lease containing 12 Acres No. 204 in the new Register unto John Barnes Captain in the St. Helena Artillery having obtained permission from the Govr. and Council to dispose of the same. Witness my hand this 17 day of May 1814 Witness Thos. P. Hollis. Jos. Solomon Dickson	This summary, and the two transfers written above and below it, belonged to Nathan Sampell's lease of 12 acres beside Fox's Folly in the East Division, sealed on 23 November 1801 and signed by Acting Governor Francis Robson, William Webber Doveton and James Cocks. The earlier transfers to William Balcombe and John Kay were written on the same lease. A summary written on the outside of that deed was dated at St Helena in 1801 and numbered 204. It described the document as a lease to Mr Nathan Sampell of 12 acres in the East Division, at £0 2s 0d an acre. The lease was registered in Book B at pages 222 and 223, and the entry was signed by Thomas H. Brooke, secretary. A later entry, also signed by Thomas H. Brooke as secretary, recorded that the deed had been entered as number 204 in the New Register. Above the summary, John Kay transferred to Thomas Pelham Hollis all his rights and claims in the lease of 12 acres, number 204 in the New Register, having obtained leave from the Governor and Council. Kay signed it on 8 November 1813, and B. A. Wright witnessed it. Below the summary, Thomas Pelham Hollis transferred all his rights and claims in the same lease to John Barnes, a captain in the St Helena Artillery, having likewise obtained leave from the Governor and Council. Hollis signed it on 17 May 1814. Joseph Solomon and [...] Dickson witnessed it. **Interpretations** The lease changed hands four times in four years: from Moses Mills's estate to Balcombe in 1810, to Kay in 1811, to Hollis in 1813 and to Barnes in 1814. Each transfer cited the Council's leave. The two latest ones also cited the deed's New Register number, 204, so the register was evidently in use by November 1813 to identify a holding when it was sold. Neither of these last transfers named a price, unlike the £940 and £1,200 recorded for the earlier sales. By 1814 the lease had only seven years left. A property bought and sold so often, at high prices, was

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			probably valued for its house and grounds near Jamestown rather than as farmland. It moved among Company officials, merchants and officers who came and went with their postings. Its last recorded buyer, an artillery captain, suggests the place served as a country residence for men serving with the garrison.
228	225	ISLAND St. HELENA. THE Lords Proprietors of this Island, the Honorable the United Company of Merchants, of England, trading to the East Indies; do hereby demise, grant, lease, and to Farm, let unto William Tracey of the said Island, all that piece or parcel of land, situate, lying and being in the West division, containing [...] Acres butting and bounding, [...] South upon the Lands of One[...] Beale's Orphans, North & West upon the Honble. Company's Waste Land. to have and to hold the said hereby demised parcel of land, with the appurtenances and every part and parcel thereof, unto him the said William Tracey his Heirs, Executors, Administrators and Assigns, from the day of the date hereof, for and during all the space and term of Twenty One Years, from thence next ensuing; Upon Condition, that he the said William Tracey his Heirs, or allowed Assigns, do always bear true Faith and Allegiance to our Sovereign Lord King George the Third, his Heirs and Successors, and true Faith to them, the said Honorable Company, and their successors, and shall duly obey all the Laws and Constitutions of the said Island, yielding and paying therefore yearly and every Year, during the said term and time of Twenty One Years, unto the said Honorable Company, their Suc- cessors, Agents, or Assigns, the Rent of One Shilling & Six Pence per Acre, at or upon the Feast of St. Michael the Archangel Yearly; and Upon Condition that he the said Wm. Tracey his Heirs, Executors, Administrators or Assigns, do and shall sufficiently keep up and maintain the fences to to the said land, and in place of the usual proportion of trees, which was one tenth parth of the leased land, shall during the term of this lease rear at his own option, either upon freehold or leasehold land, the full num- ber of six trees for each acre of the said leased land, which trees at the expiration of this lease, shall be at least ten feet high. - The lessee is also bound during the term of the present lease, to clear the land, and keep it free from the growth of the Blackberry, in which an annal progress shall be made, (to be reported to the Governor and Council by the inspectors of Fences &c.) under a penalty of five shillins per acre, and the forfeiture of the said lease. - And do not, nor shall sell or dispose of this lease or his or their interest therein, without the leave and consent of the Governor ond Council for the time being. - In witness whereof, we the said Governor and Council, have hereunto set our hands, and affixed the Honorable Company's Seal, this 19 day of June in the forty Ninth year of the Reign of our said Sovereign Lord George the Third by the grace of GOD, of Great Britain and Ireland, King, Defender of the Faith, and in the year of OUR LORD 1809 and he the said William Tracey hath to the other part set his hand and seal, the Day and Year above written. Alexr. Watson C. Broughton	The East India Company, as Lords Proprietors of St Helena, leased to William Tracey of the island a piece of land in the West Division. A heavy ink stain covered the acreage and most of the boundaries, which could no longer be read [...]. The surviving words showed that the plot was bounded on one side by the land of [...] Beale's orphans, and to the north and west by the Company's waste land. The lease gave Tracey the land and everything that went with it for 21 years from the date of the deed. The rights passed to his heirs, executors, administrators and assigns for the same term. Tracey, his heirs and any assigns the Company approved had to stay loyal to King George III and his successors, keep faith with the Company and obey all the island's laws and regulations. Each year of the term they were to pay the Company £0 1s 6d an acre on the feast of St Michael the Archangel. They had to keep the fences round the land in good repair. In place of the usual share of woodland, which had been one tenth of the leased land, Tracey was to plant during the term of the lease, at his own choice either on freehold or on leasehold ground, six trees for each acre of the leased land. When the lease ended, those trees were to be at least ten feet high. Tracey also had to clear the land and keep it free of blackberry during the lease. He was to make progress against it every year, and the Inspectors of Fences and others were to report that progress to the Governor and Council. Failure brought a penalty of £0 5s 0d an acre and the loss of the lease. He could not sell or hand on the lease, or any share in it, without the permission of the Governor and Council in office at the time. The Governor and Council signed the deed and fixed the Company's seal to it on 19 June 1809, in the 49th year of George III's reign. The signatories were Governor Alexander Beatson, [...] Broughton, William Webber Doveton and Robert Leech. Tracey signed and sealed his own copy as tenant on the same day. **Interpretations** This was the first lease in the register under Governor Alexander Beatson, who took office in July 1808. The printed form introduced under Patton carried on unchanged, with its planting and blackberry clauses, so the new governor kept his predecessor's improvement policy. Beatson took a strong personal interest in the island's farming and planting, so he had every reason to keep these terms. A new councillor, Broughton, now sat with Doveton and Leech. The rent of £0 1s 6d an acre and the Company's waste on two sides mark this as rough outlying ground in the West Division. The neighbouring land belonged to the orphans of a Beale. As with the Doveton, Poole and Alexander orphans, the children's ownership was set down in their neighbour's boundary, which kept their claim on record until they came of age.

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		W. W. Doveton Robert Leech **Margin Notes:** [...] [...] Blake [...]	
229	226	[A plan of the plot. It shows field divisions, a building and a north arrow, with boundary labels around the edges. A dark stain runs across the upper fold and obscures part of the top labels.] [...]eale's Estate M[...] Honorable Company's Waste Land A R P Contents 20 1 23	A plan of William Tracey's land in the West Division, from his lease sealed on 19 June 1809, was drawn on a sheet bound with the deed. It showed the plot as an irregular shape divided by fences into several fields, with a small building near the middle. An arrow in the lower right corner pointed north. The words "the Honorable Company's Waste Land" ran round the west, south and east sides of the plot. Along the top it bordered [...] Beale's estate, and a further name there was lost under the ink stain [...]. A track or watercourse ran across the upper part of the plot. The area was written at the foot as 20 acres, 1 rood and 23 perches.  **Interpretations** The plan recovered the acreage that the ink stain had hidden in the deed: just over 20 acres. Measuring to the rood and perch was far more exact than the round figures or estimates in earlier leases. By 1809 the Company was having its larger country grants surveyed before letting them. The plan also shows what the deed's wording could not. The land was already divided by fences into fields, with a building at its centre, so Tracey was not taking raw waste. He was probably taking a lease on ground already worked and enclosed, perhaps by an earlier occupier, and the low rent of £0 1s 6d an acre reflected its distance and poor soil, not its emptiness. The plan placed the plot against Beale's estate to the north, which fits the deed's mention of the Beale orphans' land.
230	227	Island St. Helena - Know all Men by these Presents, that I William Tracey of the said Island, for and in consideration of the Sum of Six Hundred [...] Pounds Sterling, have transferred unto Andrew [...]aird also of [...], my Right in a Lease, Registered in [...] Lease contains Twenty Acres - The [...] the said Andrew Baird as a [...] 1810 and [...] the Original Lease, as well [...] Plan annexed to it -	Two further deeds were written on William Tracey's lease of just over 20 acres in the West Division, sealed on 19 June 1809. In the first, Tracey transferred his rights in the lease to Andrew Baird of the island for £600 0s 0d sterling. Much of the deed was lost under an ink stain [...]. The surviving words showed that the lease, covering 20 acres, had been registered, and that the Governor and Council had accepted Andrew Baird as tenant in 1810. The transfer was to stand on the terms of the original lease and of the plan attached to it. Tracey signed it, and John Kay witnessed it. A note

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		Witness - Wm. Tracey John Kay The above Transfer, Registered in Book W, Page 157 & 158 Island St. Helena May 11. 1814. Know all Men by these presents that I Andrew Baird of the said Island, for and in Consideration of the Sum of One Thousand and Ten pounds Sterling, have transferred, and by these presents, do transfer unto William Carrol, and Charles De Fountain, also of said Island, the whole of my Right, Title, and Interest, in this Lease, the Honble. The Governor & Council having accepted the said William Carrol a[...] [...] [...]tation of 16th May 1814. Witnesses Andw. Baird W. Fowler Jno. O'Connor Registered in Book W Page 294 B. A. Wright Asst. Secy.	recorded that the transfer was registered in Book W at pages 157 and 158. In the second, dated at St Helena on 11 May 1814, Andrew Baird transferred all his rights and claims in the lease to William Carrol and Charles De Fountain, both of the island, for £1,010 0s 0d sterling. The Governor and Council had accepted William Carrol as tenant, as the consultation of 16 May 1814 recorded. Baird signed it. W. [...] and [...] O'Connor witnessed it. The transfer was registered in Book W at page 294, and the entry was signed by B. A. Wright, acting secretary. **Interpretations** The lease that Tracey took at £0 1s 6d an acre in 1809 sold for £600 0s 0d within a year and for £1,010 0s 0d in 1814. The plan showed fields and a building already on the ground when Tracey received it, and his buyers paid for that improvement and whatever was added later. The rise from £600 to £1,010 in four years, while the lease shortened, matches the sharp increase in property values seen elsewhere in the register around this time. The transfers were now registered in Book W, the book used for private sales of buildings, not in the lease books. By 1810 the Secretary's Office was recording dealings in leases separately from the original grants. That made sense once leases were changing hands for hundreds of pounds and needed the same careful record as sales of houses.
231	228	[Pasted paper slips cover part of the endorsement panel and the lower left of the upper section, and hide some words of the endorsement.] On the petition of William Carrol & Richard Barker Execrs. to the Estate of Samuel Knipe deceased the Governor & Council sanction their Transfer of this Lease to Thomas Watson Leech this 8th May 1826. Chas. Blake Depy. Secy. to Govt. This Lease was further transferred in compliance with the petition of the Trustees of T. W. Leech to W. Craig [...]ber 1827 Chas. Blake Depy. Secy. to Govt. [...]ntered No. 22[...] New Register Thos. H. Brooke Sec. St. Helena Lease to Mr. William [...] for 20 Acres Land @ 1/6 in the West Division Registered in Book [...] Page 50 R. [...] Actg. Secy. St. Helena May 1. 1818 - Know all Men by these presents, that We the Within mention'd William Carrol & Charles DeFountain, for and in Consideration of the Sum of One Thousand and Ten pounds Current Money to us in hand well and truly paid by Mr. Thomas O'Connor also of said Island, the receipt whereof we hereby acknowledge, do hereby for ourselves, our Heirs & Assigns, sell dispose of, Assign, make over, and Transfer unto the said Thomas O'Connor, his Heirs & Assigns for ever, all our Right, Title, Claim	These pages carried the summary and three later dealings on William Tracey's lease of just over 20 acres in the West Division, sealed on 19 June 1809 and signed by Governor Alexander Beatson, [...] Broughton, William Webber Doveton and Robert Leech. A summary written on the outside of that deed described the document as a lease to Mr William Tracey of 20 acres in the West Division, at £0 1s 6d an acre. The lease was registered in Book C at page 50, and the entry was signed by B. A. Wright, assistant secretary. A later entry, signed by Thomas H. Brooke as secretary, recorded that the deed had been entered in the New Register as number [...]. A further transfer was written below the summary, dated at St Helena on 1 May 1818. William Carrol and Charles De Fountain sold the lease to Thomas O'Connor of the island for £1,010 0s 0d in island currency, and acknowledged receiving the money. They passed to O'Connor and his heirs and assigns all their rights and claims in the lease. Carrol and De Fountain signed and sealed it. Charles Banks and James Blundell witnessed it. The transfer was registered in Book X at pages 110 and 111, and the entry was signed by G. Blenkins, deputy secretary. Two later notes were written at the head of the sheet. On 8 May 1826, on the petition of William Carrol and Richard Barker, executors of the estate of the late Samuel Knipe, the Governor and Council approved their transfer of the lease to Thomas Watson Leech. Charles Blake, deputy secretary to the government, signed the note. In 1827 the lease passed again, on the petition of the trustees of T. W. Leech, to W. Craig. Charles Blake signed that note as well. **Interpretations** O'Connor paid £1,010 0s 0d in 1818, the same sum Carrol and De Fountain had paid Baird in 1814. With only eleven years left on the lease, the price held steady, which suggests the high values of the Napoleonic years had stopped rising by 1818. The lease then passed out of the register's main period. It was held by Samuel Knipe, whose executors sold it in 1826, and by Thomas Watson Leech, whose trustees passed it on in 1827, three years before the term ended.

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		and Interest unto this Lease - Witness our Hands, the day and Year above Written - Signed, Sealed & Delivered in our presence as Witnesses W. Carrol Chas. Banks C. DeFountain James Blundell Registered in Book X Pages 110 & 111 - G. Blenkins Depy. Secy.	The form of these last dealings had changed. Instead of a full deed of transfer signed before witnesses, the government simply endorsed the lease with a note that the Governor and Council had approved a petition. By the 1820s the record of a lease changing hands had become an administrative entry made by the deputy secretary, not a private instrument made between the parties. The Book W of the earlier transfers had also given way to a new Book X, a sign of how much business in leases the Secretary's Office was now handling.
232	229	ISLAND St. HELENA. THE Lords Proprietors of this Island, the Honorable the United Company of Merchants, of England, trading to the East Indies; do hereby demise, grant, lease, and to Farm, let unto Edward Charles Smith Onesiphorous Beale & Maria Mills of the said Island, all that piece or parcel of land, situate, lying and being in the East division, containing nine Acres & an half butting and bounding, East, partly on the Lands of the said Moses Mills, and partly on the Honble. Co. Waste Lands. West on the Honorable Company's Waste Lands, North upon the said Moses Mills own Land and South upon the Lands of David Kay Senior to have and to hold the said hereby demised parcel of land, with the appurtenances and every part and parcel thereof, unto them the said E. C. Smith Ones. Beale & Maria Mills their Heirs, Executors, Administrators and Assigns, from the day of the date hereof, for and during all the space and term of Twenty One Years, from thence next ensuing; Upon Condition, that they the said E. C. Smith Ones. Beale & Maria Mills their Heirs, or allowed Assigns, do always bear true Faith and Allegiance to our Sovereign Lord King George the Third, his Heirs and Successors, and true Faith to them, the said Honorable Company, and their successors, and shall duly obey all the Laws and Constitutions of the said Island, yielding and paying therefore yearly and every Year, during the said term and time of Twenty One Years, unto the said Honorable Company, their Suc- cessors, Agents, or Assigns, the Rent of Five Shillings per Acre, at or upon the Feast of St. Michael the Archangel Yearly; and Upon Condition that they the said E. C. Smith, Ones. Beale & Maria Mills their Heirs, Executors, Administrators or Assigns, do and shall sufficiently keep up and maintain the fences to to the said land, and in place of the usual proportion of trees, which was one tenth parth of the leased land, shall during the term of this lease rear at his own option, either upon freehold or leasehold land, the full num- ber of six trees for each acre of the said leased land, which trees at the expiration of this lease, shall be at least ten feet high. - The lessee is also bound during the term of the present lease, to clear the land, and keep it free from the growth of the Blackberry, in which an annal progress shall be made, (to be reported to the Governor and Council by the inspectors of Fences &c.) under a penalty of five shillins per acre, and the forfeiture of the said lease. - And do not, nor shall sell or dispose of this lease or his or their interest therein, without the leave	The East India Company, as Lords Proprietors of St Helena, leased to Edward Charles Smith, Onesiphorus Beale and Maria Mills, executors and executrix of the estate of the late Moses Mills, a plot of 9½ acres in the East Division. They were to hold it for the use and benefit of that estate. To the east the land ran partly against Moses Mills's land and partly against the Company's waste land. The Company's waste land lay to the west, Moses Mills's own land to the north and the land of David Kay senior to the south. The lease gave the executors the land and everything that went with it for 21 years from the date of the deed. The rights passed to their heirs, executors, administrators and assigns for the same term. The executors, their heirs and any assigns the Company approved had to stay loyal to King George III and his successors, keep faith with the Company and obey all the island's laws and regulations. Each year of the term they were to pay the Company £0 5s 0d an acre on the feast of St Michael the Archangel. They had to keep the fences round the land in good repair. In place of the usual share of woodland, which had been one tenth of the leased land, they were to plant during the term of the lease, at their own choice either on freehold or on leasehold ground, six trees for each acre of the leased land. When the lease ended, those trees were to be at least ten feet high. They also had to clear the land and keep it free of blackberry during the lease. They were to make progress against it every year, and the Inspectors of Fences and others were to report that progress to the Governor and Council. Failure brought a penalty of £0 5s 0d an acre and the loss of the lease. They could not sell or hand on the lease, or any share in it, without the permission of the Governor and Council in office at the time. The Governor and Council signed the deed and fixed the Company's seal to it on 5 June 1810, in what the deed called the 51st year of George III's reign. The signatories were Governor Alexander Beatson, C. S. Broughton, William Webber Doveton and Robert Leech. The executors signed and sealed their own copy on the same day. A line at the foot recorded that the form had been printed at St Helena for the Proprietors by A. Hill. **Interpretations** This was the 9½-acre lease that William Balcombe sold to John Kay together with Nathan Sampell's 12 acres in June 1811. Moses Mills's executors took it in June 1810 on land joining Mills's own ground, and within two months, in August 1810, they sold Sampell's lease to Balcombe for £940 0s 0d. Balcombe evidently bought both pieces of the Mills holding from the estate, which explains why he could pass them on together. The executors took the new lease not to farm it themselves but to round off the estate's property before selling it whole, so it would fetch a better price. The printed form had no space for executors, so the clerk added in the margin that the lease was held for the use and benefit of Moses Mills's estate. The printed lease, designed for a single living tenant, was adapted by hand to cover an estate held in trust.

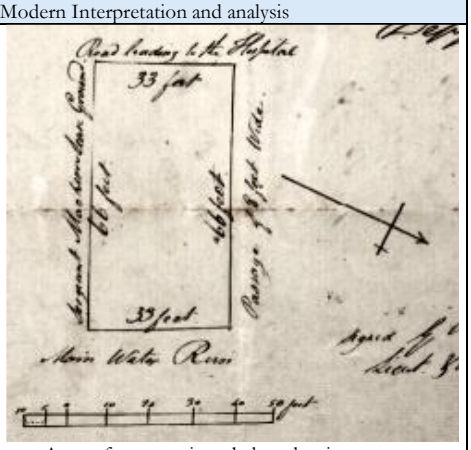
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		and consent of the Governor ond Council for the time being. - In witness whereof, we the said Governor and Council, have hereunto set our hands, and affixed the Honorable Company's Seal, this 5 day of June in the Fifty first year of the Reign of our said Sovereign Lord George the Third, by the grace of GOD, of Great Britain and Ireland, King, Defender of the Faith, and in the year of OUR LORD 1810 and they the said E. C. Smith, Os. Beale & Maria Mills hath to the other part set their hands and seals the Day and Year above written. Alexr. Beatson C. Broughton W. W. Doveton Robert Leech ST. HELENA: Printed for the Proprietors, by A. HILL. **Margin Notes:** Exect. Maria Mills, Executor & Executrix to the Estate of Moses Mills Deceased for the use and benefit of said Estate -	
233	230	[The page carries a plan of the plot, drawn as an irregular outline. It has boundary labels, a meridian arrow and a scale bar.] Magnetic Meridian Moses Mills Honble. Companys Waste Land Waste Land Doctor Kay A at A. Longwood Telegraph E 3° S. Fox's Folly A R P Contents 9 . 2 . 38 Scale of Chains St. Helena June 1810 John Barnes Civil & Military Surveyor	A plan of the land in the lease of 9½ acres to Moses Mills's executors, sealed on 5 June 1810, was drawn on the page beside the deed. It was headed "Fox's Folly" and gave the area as 9 acres, 2 roods and 38 perches. The plot was drawn as an irregular shape, with an arrow marking the magnetic meridian. The Company's waste land lay along its west side and Moses Mills's land to the north-east. A short stretch of waste land met it at the south-east corner, and Doctor Kay's land lay along the south. A note beside the plan referred to a point A, with a bearing taken from the Longwood telegraph of east 3[...] south. A scale of chains was drawn beneath. The plan was signed at St Helena in June 1810 by John Barnes, civil and military surveyor.  **Interpretations** The plan named the 9½ acres Fox's Folly, the same name as the land beside which Nathan Sampell took his 12 acres in 1801. The two leases sold together to Balcombe and then to Kay therefore covered Fox's Folly itself and the ground added to it. Taken together they made up the whole Mills property of roughly 21½ acres. John Barnes surveyed the plot as civil and military surveyor. He was the same John Barnes, a captain in the St Helena Artillery, who bought Sampell's lease in 1814. The surveyor who measured Fox's Folly for the Company later acquired the neighbouring ground himself. The bearing taken from the Longwood telegraph shows how survey work on the island had developed. The telegraph, a signal station on high ground, could

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			be seen from much of the island, and Barnes fixed the plot by its bearing from that point. Plans were no longer just sketches of fields and neighbours. They were tied to fixed points on the island's survey, so each plot could be placed on a single map. The "Number on Map" heading on every deed in the register depended on work of this kind.
234	231	Island St. Helena - Know all Men by these Presents, That We Edward Charles Smith, Onesiphorous Beale and Maria Mills, Executor and Executrix to the Estate of the late Moses Mills, for and in consideration of the Sum of Nine Hundred and Forty Pounds Sterling, have Transferred unto William Balcombe of the said Island all our Right to the annexed Lease, Registered in Book C Page 53, which Lease contains Nine Acres and an half. The Governor and Council having accepted of the said William Balcombe, as a Tenant for the same, as appears by Consultation of 20th August 1810 - Witness - Edwd. C. Smith - A. A. Beale Ones. Beale Island St. Helena - Know all Men by these Presents, That I William Balcombe of the said Island, for and in consideration of the Sum of Twelve Hundred Pounds Sterling, have transferred unto John Kay also of the said Island, all my Right to the annexed Lease, Registered in Book C Page 53, which Lease contains Nine Acres and an half. Also all my Right to a Lease containing Twelve Acres, which is Registered in Book B, Pages 222 & 223. The Governor and Council having accepted of the said John Kay, as a Tenant for the same, as appears by Consultation of 17th June 1811 - Witness - Wm. Balcombe B. A. Wright	Two further deeds were written on the lease of 9½ acres at Fox's Folly to Moses Mills's executors, sealed on 5 June 1810. In the first, Edward Charles Smith, Onesiphorus Beale and Maria Mills, executors and executrix of the estate of the late Moses Mills, transferred their rights in the lease to William Balcombe of the island for £940 0s 0d sterling. The lease, covering 9½ acres, was registered in Book C at page 53. The Governor and Council had accepted Balcombe as tenant, as the consultation of 20 August 1810 recorded. Smith and Beale signed the transfer, and [...] Beale witnessed it. In the second, William Balcombe transferred his rights in the same lease to John Kay of the island for £1,200 0s 0d sterling. In the same deed he also passed to Kay his rights in a second lease, of 12 acres, registered in Book B at pages 222 and 223. The Governor and Council had accepted Kay as tenant of both, as the consultation of 17 June 1811 recorded. Balcombe signed the transfer, and B. A. Wright witnessed it. **Interpretations** These transfers repeated, almost word for word, those written on Nathan Sampell's 12-acre lease, with each deed naming its own lease and register page. The £940 0s 0d and £1,200 0s 0d were each the price of the whole Fox's Folly property, not of each lease separately. The executors sold both leases to Balcombe in one bargain in August 1810, and Balcombe sold both to Kay in one bargain in June 1811. Because each lease had to carry the record of its own transfer, the same sale was written out twice, once on each deed. Read alone, either lease would suggest a price far above the true value of its acreage.
235	232	I do hereby Resign and make over all my right, title & Interest to the within Lease containing 9½ acres - No. 203 - in the New Register unto Thomas Pelham Hollis having obtained permission from the Governor and Council to dispose of the same - Witness my hand this 8th day of Novr. 1813 - John Kay Witness - B. A. Wright No. 203 St. Helena Lease to the Exors. & Executrix to the Estate of Moses Mills Decd. for 9½ Acres of Land lying in the East Division Thos. H. Brooke Entered New Reg. No. 203 Thos. H. Brooke Sec. I do hereby resign and make over all my right & title and Interest to the within Lease containing 9½ Acres No. 203 - in the new Register unto John Barnes Captain in the St. Helena Artillery having obtained permission from the Governor & Council to dispose of the same - Witness my hand this 17 day of May 1814 Witness Thos. P. Hollis Jos. Solomon	This summary, and the two transfers written above and below it, belonged to the lease of 9½ acres at Fox's Folly in the East Division to Moses Mills's executors, sealed on 5 June 1810 and signed by Governor Alexander Beatson, C. S. Broughton, William Webber Doveton and Robert Leech. The earlier transfers to William Balcombe and John Kay were written on the same lease. A summary written on the outside of that deed was dated at St Helena and numbered 203. It described the document as a lease to the executors and executrix of the estate of Moses Mills, deceased, of 9½ acres in the East Division, and was signed by Thomas H. Brooke. A later entry, also signed by Thomas H. Brooke as secretary, recorded that the deed had been entered as number 203 in the New Register. Above the summary, John Kay transferred to Thomas Pelham Hollis all his rights and claims in the lease of 9½ acres, number 203 in the New Register, having obtained leave from the Governor and Council. Kay signed it on 8 November 1813, and B. A. Wright witnessed it. Below the summary, Thomas Pelham Hollis transferred all his rights and claims in the same lease to John Barnes, a captain in the St Helena Artillery, having likewise obtained leave from the Governor and Council. Hollis signed it on 19 May 1814. Joseph Solomon and [...] Dickson witnessed it.

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		Dickson	**Interpretations** The two Fox's Folly leases stood side by side in the New Register at numbers 203 and 204, and every transfer of them happened on the same days: to Balcombe in 1810, Kay in 1811, Hollis in November 1813 and Barnes in May 1814. Although the Company had granted them nine years apart, the two leases were held, sold and registered as a single property from 1810 onward. Barnes, who had drawn the survey of Fox's Folly in June 1810 as the island's civil and military surveyor, became the owner of the whole property four years later. He knew its bounds and value better than any other buyer.
236	233	Island St. Helena The Lords Proprietors of this Island the Honorable the United Company of Merchants of England trading to the East Indies Do hereby demise grant lease and to farm Let unto Sarah Pritchard Widow of the said Island. All that piece or parcel of Ground containing twenty two feet in breadth and one hundred and one feet in depth situate lying and being in James's Valley behind the dwelling House of her the said Sarah Pritchard. To have and to hold the said hereby demised parcel of Ground with the Appurtenances and every part and parcel thereof unto her the said Sarah Pritchard her Heirs, Executors, Administrators and Assigns from the day of the date hereof for and during all the space and term of Twenty one Years from thence next ensuing. Upon Condition that she the said Sarah Pritchard her Heirs or allowed Assigns do always bear true faith and allegiance to our Sovereign Lord King George the third his Heirs and Successors and true faith to them the said Honorable Company and their Successors and shall duly obey all the laws and Constitutions of the said Island Yielding and paying therefore Yearly and every year during the said term and time of twenty one Years unto the said Honble. Company their Successors, Agents or Assigns the Rent of Fourteen Shillings and four pence ℔ Annum in at or upon the Feast of St. Michael the Arch Angel Yearly. And upon Condition that she the said Sarah Pritchard her Heirs, Executors Administrators or Assigns shall well and sufficiently keep up and maintain in good repair all the Walls and Buildings that are or may **Margin Notes:** Number on Map Town	The East India Company, as Lords Proprietors of St Helena, leased to Sarah Pritchard, a widow of the island, a piece of ground in James's Valley measuring 22 feet wide and 101 feet deep. It lay behind her own dwelling house. The lease gave her the ground and everything that went with it for 21 years from the date of the deed. The rights passed to her heirs, executors, administrators and assigns for the same term. Sarah Pritchard, her heirs and any assigns the Company approved had to stay loyal to King George III and his successors and keep faith with the Company. They also had to obey all the island's laws and regulations. Each year of the term they were to pay the Company a rent of £0 14s 4d on the feast of St Michael the Archangel. They also had to keep in good repair all walls and buildings on the ground, as the deed went on to set out. **Interpretations** Sarah Pritchard was probably the widow of Stephen Young Pritchard, whose lease of ground beside the Ladder Hill road was transferred by his administrators in 1808. She was one of those administrators. Here she held town ground in her own right, as a widow, and was taking in the long strip behind her house, as Robert Leech and others had done before her. The deed named no neighbours, only the house in front. The plot ran 101 feet back from the house, a long narrow yard or garden of the kind common behind the street-front houses of Jamestown. The duty to repair walls as well as buildings suited ground of that kind, enclosed by walls rather than fences.
237	234	may be hereafter Built or Erected on the said piece of Ground or any part thereof. And upon further Condition that she the said Sarah Pritchard her Heirs Executors, Administrators or Assigns shall not alter or remove the fences they being the Limits or Landmarks of the said piece of Ground And shall not Sell or dispose of this Lease or her or their Interest therein without the leave and consent of the Governor and Council for the time being. In Witness whereof We the said Governor and Council have hereunto set our Hands and affixed the Honorable Company's Seal this 18th day of November in the Fifty Second Year of the Reign of our said Sovereign Lord George the third by the Grace of God of Great Britain and Ireland King defender of the faith [...] and in the Year of our Lord One Thousand Eight Hundred and Eleven and she the said Sarah Pritchard hath to the other part set her Hand and Seal the day and Year above written Alexr. Beatson	Sarah Pritchard's duty to keep the walls and buildings in repair covered any already standing on the ground and any built there later. She and those who came after her were also forbidden to alter or move the fences, because they marked the limits of the plot. They could not sell or hand on the lease, or any share in it, without the permission of the Governor and Council in office at the time. The Governor and Council signed the deed and fixed the Company's seal to it on 18 November 1811, in the 52nd year of George III's reign. The signatories were Governor Alexander Beatson, C. S. Broughton, William Webber Doveton and Robert Leech. Sarah Pritchard signed and sealed her own copy as tenant on the same day. **Interpretations** This lease added a condition not found in any earlier deed in the register: the tenant could not alter or move the fences, because they marked the boundaries of the plot. Since the deed gave only the plot's measurements and no named neighbours, the fences themselves served as its legal limits. In a

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		C. Broughton W. W. Doveton Robert Leech	crowded town, where yards ran back side by side behind the houses, shifting a fence by a few feet could quietly take ground from a neighbour or from the Company. Making the existing fences fixed landmarks guarded against that kind of creeping encroachment.
238	235	Blank page	
239	236	I hereby transfer on account of Mrs. Sarah Pritchard all her Right, Title & Interest to this Lease to Mr. William Carrol his Heirs & assigns - leave being obtained therefor from the Governor and Council value being recd. by me on behalf aforesaid according to a Bill of Sale for a House & premises attached to the within ground dated 8 May 1816 - Given under my hand Present as Witnesses Chas. Blake C. Sampson Law. Rourke No. 23. New Register St. Helena Lease to Mrs. Sarah Pritchard for twenty two feet of Ground lying in James's Valley at 14/4 ℔ annum as ℔ Consultation date 18th November 1811. - Registered in Book C Pages 108, 109, 110. Thos. H. Brooke Sec. I hereby transfer and make over unto Mr. Samuel Solomon his Heirs and Assigns all my Right, Title and Interest to this Lease for a good and valuable Consideration, leave being first had from the Government & Council so to do - W. Carrol Witnesses Chas. Banks G. Gracy **Margin Notes:** [...]	This summary, and the two transfers written beside it, belonged to Sarah Pritchard's lease of ground behind her house in James's Valley, sealed on 18 November 1811 and signed by Governor Alexander Beatson, C. S. Broughton, William Webber Doveton and Robert Leech. A summary written on the outside of that deed was dated at St Helena and numbered 23 in the New Register. It described the document as a lease to Mrs Sarah Pritchard of 22 feet of ground in James's Valley, at £0 14s 4d a year, as recorded in the consultation of 18 November 1811. The lease was registered in Book C at pages 108, 109 and 110, and the entry was signed by Thomas H. Brooke, secretary. On the left of the summary, Charles Blake transferred, on behalf of Mrs Sarah Pritchard, all her rights and claims in the lease to Mr William Carrol and his heirs and assigns. Leave had been obtained from the Governor and Council. Blake had received the value on her behalf under a bill of sale, dated 8 May 1816, for a house and premises attached to the ground. He signed the transfer. [...] Sampson and Lawrence Rourke witnessed it. Written down the right-hand edge, William Carrol transferred all his rights and claims in the lease to Mr Samuel Vale and his heirs and assigns, for a good and valuable consideration, having obtained leave from the Government. Carrol signed it. Charles Banks and [...] Gracy witnessed it. **Interpretations** The bill of sale of May 1816 confirms that a house stood on or beside this ground, and that the lease went with it. Sarah Pritchard did not sell in person. Charles Blake acted for her, received the price and signed in her name, as executors and attorneys had done for absent or deceased holders elsewhere in the register. She may have left the island or been unable to act herself. The sale took place in May 1816, a month after Napoleon's arrival brought a large establishment of officers, officials and troops to St Helena. William Carrol, who had held the Tracey lease from 1814 to 1818, was evidently dealing in property around this time, and he passed this house on again for a consideration left unstated. Houses in Jamestown were in high demand, and men like Carrol bought and resold them while prices were high.
240	237	Island St. Helena The Lords Proprietors of this Island the Honorable the United Company of Merchants of England Trading to the East Indies, Do hereby demise grant Lease and to Farm Let unto Robert Fowler, Gunner of the said Island All that piece or parcel of Ground situate lying and being in James's Valley butting and bounding East upon the Honorable Company's Waste Ground, West upon the Road leading to the Hospital North upon a passage Eight feet wide between the House occupied by Sergeant George and the said hereby demised premises, and South upon the Ground this day Leased to Sergeant Mackerson. To have and to hold the said hereby	The East India Company, as Lords Proprietors of St Helena, leased to Robert Fowler, a gunner of the island, a piece of ground in James's Valley. The road leading to the Hospital bounded it to the east and the Company's waste ground to the west. To the north lay a passage, eight feet wide, between this ground and the house occupied by Sergeant George [...]. To the south lay the premises leased that day to Sergeant Mackrson. The lease gave Fowler the ground and everything that went with it for 21 years from the date of the deed. The rights passed to his heirs, executors, administrators and assigns for the same term. Fowler, his heirs and any assigns the Company approved had to stay loyal to King George III and his heirs, as the deed went on to set out. **Interpretations** Fowler was a gunner, a rank below the sergeants and officers who held most town leases. Like Sergeant Samuel Perkins in 1803, he took ground on

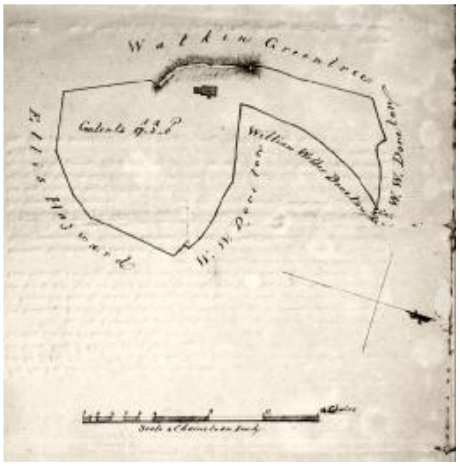
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		demised piece or parcel of Ground with the appurtenances and every part and parcel thereof unto him the said Robert Fowler, his Heirs, Executors, Administrators and Assigns from the day of the date hereof for and during all the space and term of Twenty One Years from thence next ensuing. Upon Condition that he the said Robert Fowler Do always bear true faith and Allegiance to Our Sovereign Lord King George the Third his Heirs and **Margin Notes:** Number on Map Town	the road to the Hospital, where the avenue of trees ran up James's Valley. The neighbouring plot to the south had been leased the same day to another sergeant, so the Council was again granting a row of adjoining town plots to men of the garrison at one sitting. The deed kept an eight-foot passage open to the north between Fowler's ground and the next house. As with the passages beside Melinda's and Robert Leech's plots in 1800, the Council made sure new grants in the crowded valley did not close off access between the road and the ground behind.
241	238	and Successors and true faith to them the said Honorable Company and their Successors And shall duly obey All the Laws and Constitutions of the said Island Yielding and paying therefore Yearly and every Year during the said term and time of Twenty One Years unto the said Honorable Company their Successors Agents or Assigns the Rent of Eight Shillings and Three pence at or upon the Feast of St. Michael the Arch Angel Yearly. And upon Condition that he the said Robert Fowler his Heirs, Executors Administrators and Assigns Do and shall well and sufficiently keep up and maintain in good repair All such Edifices or Buildings as now are or may hereafter be built or erected upon said piece of Ground or any part thereof. And also upon Condition that he the said Robert Fowler shall not sell or dispose of this Lease or his or their Interest therein without the leave and consent of the Governor and Council for the time being. In Witness whereof We the said Governor and Council have hereunto set our Hands and affixed the Honorable Company's Seal this Seventh day of December in the Fifty Third Year of the reign of Our said Sovereign Lord George the Third, by the Grace	Fowler, his heirs and any assigns the Company approved also had to keep faith with the Company and obey all the island's laws and regulations. Each year of the 21-year term they were to pay the Company a rent of £0 8s 3d on the feast of St Michael the Archangel. They had to keep any buildings standing on the ground, or built there later, in good repair. They could not sell or hand on the lease, or any share in it, without the permission of the Governor and Council in office at the time. The Governor and Council fixed the Company's seal to the deed on 7 December in the 53rd year of George III's reign, which fell in 1812, as the closing lines on the next page record. **Interpretations** Fowler's rent of £0 8s 3d was a little over half the 15 shillings charged to Sergeant Perkins for ground on the same road in 1803. The deed gave no measurements, so the plot was probably smaller, wedged between a passage and the sergeant's newly leased premises. By 1812 the ground along the road to the Hospital was being divided into narrow plots for men of the garrison, each charged according to its frontage.
242	239	Grace of God of the United Kingdom of Great Britain, Defender of the Faith and so forth, and in the Year of Our Lord One Thousand Eight Hundred and Twelve, and the said Robert Fowler hath to the other part set his Hand and Seal the day and Year abovewritten. - Alexr. Beatson C. Broughton W. W. Doveton Robert Leech St. Helena I do hereby Transfer all my Right, Title and Property in the Lease unto Mr. John [...] Leave having been obtained so to do by the Worshipful the Governor & the Council as Witness my Hand this First day of October One Thousand Eight Hundred and Twenty. - Thos. Giles In Presence of Edwd. Greentree J. Smith The above transfer sanctioned by the Governor & Council 16th Octr. 1820 G. Blenkins Depy. Secy. to Govt.	The Governor and Council signed Robert Fowler's lease of ground in James's Valley and fixed the Company's seal to it on 7 December 1812. The signatories were Governor Alexander Beatson, C. S. Broughton, William Webber Doveton and Robert Leech. Fowler signed and sealed his own copy as tenant on the same day. A plan of the ground was drawn on the same sheet. It showed a rectangle 66 feet long and 33 feet wide, with an arrow pointing north. The road leading to the Hospital ran along one long side and the main watercourse along the other. A passage 8 feet wide lay at one end and Sergeant Mackrson's ground at the other. A scale of feet was drawn beneath. The plan was signed by J. W. Den Taaffe, lieutenant and assistant surveyor.

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		[The page also carries a plan of the plot, drawn as a rectangle with its dimensions and boundary labels, a north arrow and a scale bar.] Road leading to the Hospital 33 feet 66 feet Passage of 8 feet Wide 66 feet 33 feet Sergeant Mackerson's Ground Main Water Run 50 feet Signed J. [...] Lieut. & Civil & Mily. Surveyor	 A transfer was written below the signatures. Thomas S. Giles transferred to Mr John [...] all his rights and claims in the lease, the Governor and Council having given leave. He signed it on 1 October 1820. Edward [...] and J. Smith witnessed it. A note dated 1819 at [...] Barracks was written beside the witnesses [...]. A further note recorded that the Governor and Council had approved the transfer on 16 October 1820, signed by G. Blenkins, deputy secretary to the government. **Interpretations** The plan supplied the measurements the deed left out: a plot of 66 by 33 feet, with the main watercourse along its western side. The deed had described that side as the Company's waste ground. The surveyor showed it as the town's main water channel, which explains why the ground beyond was left unlet. By 1820 the lease was in the hands of Thomas S. Giles, not Fowler. Like the Tracey lease, it had changed hands without leaving every step on the deed. The Council's approval was now recorded as a separate note by the deputy secretary, the same practice seen in the later dealings on the Tracey lease. The surveyor, J. W. Den Taaffe, probably belonged to the family of Mary Den Taaffe, whose land bordered the Greentree and Bagley grants in the South Division.
243	240	No. 157 166 Lease to Robert Fowler for Ground lying in James's Valley - at 8/3 ℔ Annum - Registered in Book C - Page 117 - B. A. Wright Sub Secry. Island St. Helena - I do hereby transfer all the right title and interest which Robert Fowler hath in this Lease, being authorized so to do, as his Attorney; by permission of His Excellency the Governor and Council to Thomas Giles of this Island, Inhabitant; to him his Heirs or Assigns. Given under my hand this 23rd day of July 1818 Thos. Goff Recd. of Thos. Giles the Sum of ten pounds Sterling for the within Mentiond Ground Thos. Goff for Robt. Fowler	This summary, and the transfer written beside it, belonged to Robert Fowler's lease of ground on the road to the Hospital in James's Valley, sealed on 7 December 1812 and signed by Governor Alexander Beatson, C. S. Broughton, William Webber Doveton and Robert Leech. A summary written on the outside of that deed first carried the number **Start of crossed out section** 159 **End of crossed out section** which was corrected to 166. It described the document as a lease to Robert Fowler of ground in James's Valley, at £0 8s 3d a year. The lease was registered in Book C at page 117, and the entry was signed by B. A. Wright, sub-secretary. Beside the summary, Thomas Goff transferred all of Robert Fowler's rights and claims in the lease to Thomas Giles, an inhabitant of the island, and to his heirs and assigns. Goff acted as Fowler's attorney, with the permission of the Governor and Council. He signed the transfer on 23 July 1818. Below it Goff added a receipt, signed for Robert Fowler, acknowledging £10 0s 0d sterling from Thomas Giles for the ground. **Interpretations** This transfer explains how Thomas S. Giles came to hold the lease he passed on in 1820. Fowler did not sell in person. His attorney, Thomas Goff,

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			sold the ground to Giles in July 1818 for £10 0s 0d. A gunner who had perhaps been posted away or discharged needed an agent on the island to deal with his property, as Sarah Pritchard had needed Charles Blake. The price was low, only £10 0s 0d, far below the hundreds of pounds paid for houses elsewhere in the register. Fowler had evidently built nothing of value on his narrow plot, so Giles was buying the right to the ground and little more. The receipt, written on the deed itself, served as proof of payment in place of a separate bill of sale.
244	241	Island St. Helena The Lords Proprietors of this Island the Honorable the United Company of Merchants of England Trading to the East Indies Do hereby demise grant Lease and to Farm Let unto Sergeant John Mackson of the said Island All that Piece or Parcel of Ground situate lying and being in James's Valley near the Hospital. Butting and bounding East and South upon the Honble. Company's Waste Ground, West upon the Road leading to the Hospital and North upon the Ground this day Leased to Gunner Robert Fowler. Containing Thirty Three feet from South to North and Sixty Six feet from East to West. To have and to hold the said hereby demised piece or parcel of Ground with the appurtenances and every part and parcel thereof unto him the said John Mackson his Heirs, Executors, Administra- tors and Assigns from the day of the date hereof for and during all the Space and term of Twenty One Years from thence next ensuing. Upon Condition that he the said John Mackson Do always bear true faith and Allegiance to Our Sovereign Lord King George the Third his Heirs and Successors and true faith to them the said Honorable Company **Margin Notes:** Number on Map Town	The East India Company, as Lords Proprietors of St Helena, leased to Sergeant John Mackson of the island a piece of ground in James's Valley, near the Hospital. The Company's waste ground bounded it to the east and south, and the road leading to the Hospital lay to the west. To the north lay the ground leased that day to Gunner Robert Fowler. The plot measured 33 feet from south to north and 66 feet from east to west. The lease gave Mackson the ground and everything that went with it for 21 years from the date of the deed. The rights passed to his heirs, executors, administrators and assigns for the same term. Mackson, his heirs and any assigns the Company approved had to stay loyal to King George III and his heirs and successors, and keep faith with the Company, as the deed went on to set out. **Interpretations** This was the neighbouring plot granted on the same day as Robert Fowler's, and it matched Fowler's exactly: 33 feet by 66. The Council had evidently laid out a row of equal building plots along the road to the Hospital and was letting them one by one to men of the garrison, a sergeant beside a gunner. Equal plots fronting the same road made a tidy street of small houses on what had been the Company's waste. The deed spelt the tenant's name as Mackson and, further on, Magson. Fowler's deed and plan had called him Mackrson. All three refer to the same sergeant, whose name the clerks evidently wrote down as they heard it.
245	242	Company and their Successors And shall duly obey all the Laws and Constitutions of the said Island Yielding and paying therefore Yearly and every Year during the said term and time of Twenty One Years unto the said Honorable Company their Successors Agents or Assigns the Rent of Eight Shillings and Three pence at or upon the Feast of St. Michael the Arch Angel Yearly. And upon further Condition that he the said John Mackson his Heirs Executors, Administrators or Assigns Do and shall well and truly keep up and maintain in good repair All such Edifices or Buildings which now are or may hereafter be built or erected upon said piece of Ground or any part thereof. And also upon Condition that the said John Mackson shall not sell or dispose of this Lease or his or their Interest therein without the leave and consent of the Governor and Council for the time being. In Witness	Mackson, his heirs and any assigns the Company approved also had to obey all the island's laws and regulations. Each year of the 21-year term they were to pay the Company a rent of £0 8s 3d on the feast of St Michael the Archangel. They had to keep any buildings standing on the ground, or built there later, in good repair. They could not sell or hand on the lease, or any share in it, without the permission of the Governor and Council in office at the time. The Governor and Council fixed the Company's seal to the deed on 21 December in the 53rd year of George III's reign, which fell in 1812, as the closing lines on the next page record. **Interpretations** Mackson paid the same rent as Fowler, £0 8s 3d, for a plot of exactly the same size beside it. With equal plots and equal rents, the row along the road to the Hospital was being let on a fixed scale, as the 15-shilling plots in James's Valley had been a decade earlier. Each deed described the other plot as leased "this day", so the two were evidently prepared together, even though the date written into Mackson's deed was the 21st.

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		whereof We the said Governor and Council have hereunto set Our Hands and affixed the Honorable Company's Seal this Twentyfirst day of December in the Fifty Third Year of the reign of our said Sovereign Lord George the Third by the grace of God of the United Kingdoms of Great	
246	243	Great Britain, Defender of the Faith and so forth and in the Year of Our Lord One Thousand Eight Hundred and Twelve And he the said John Mackson hath to the other part set his Hand and Seal the day and Year abovewritten. Alexr. Beatson C. Broughton W. W. Doveton Robert Leech [The page also carries a plan of the plot, drawn as a rectangle with its dimensions and boundary labels, a north arrow and a scale bar.] Road leading to the Hospital 33 feet 66 feet [...] Gunner Fowler's Lease Ground 66 feet 33 feet Honble. Company's Waste Main Water Run 50 feet (Signed) J. A. Den Taaffe Lieut. & Civil & Military Surveyor	The Governor and Council signed Sergeant John Mackson's lease of ground near the Hospital in James's Valley and fixed the Company's seal to it in 1812. The signatories were Governor Alexander Beatson, C. S. Broughton, William Webber Doveton and Robert Leech. Mackson signed and sealed his own copy as tenant on the same day. A plan of the ground was drawn on the same sheet. It showed a rectangle 66 feet long and 33 feet wide, with an arrow pointing north. The road leading to the Hospital ran along one short side and the main watercourse along the other. The Company's waste ground lay along one long side, and Gunner Fowler's leased ground along the other. A scale of feet was drawn beneath.  The plan was signed by J. W. Den Taaffe, lieutenant and assistant military surveyor. **Interpretations** The two plans, drawn by the same surveyor on the same scale, fitted together exactly. Fowler's plot and Mackson's shared a long side, and both ran from the road to the Hospital back to the main watercourse. Read together, they show a regular row of building plots laid out between the road and the water, each 66 feet deep with 33 feet of frontage. The Council was no longer simply granting whatever ground a tenant asked for. It was planning the town's expansion up the valley in measured lots, with the surveyor fixing each boundary before the lease was sealed.
247	244	[A repair strip covers the right edge of the endorsement panel and hides the ends of several lines.] No. 160 Lease to Sergeant John Mackson for Ground lying in James's Valley at 8/3 ℔ Annum - Registered in Lease Book C - Pages 121 & 12[...] B. A. Wrigh[t] Sub Secry. Transferred to Joseph Welsh as [...] ℔ Consultation 30 Novr. 1818	This summary, and the transfers recorded with it, belonged to Sergeant John Mackson's lease of ground near the Hospital in James's Valley, sealed in December 1812 and signed by Governor Alexander Beatson, C. S. Broughton, William Webber Doveton and Robert Leech. A summary written on the outside of that deed was numbered 160. It described the document as a lease to Sergeant John Magson of ground in James's Valley, at £0 8s 3d a year. The lease was registered in Lease Book C at pages 121 and 122, and the entry was signed by B. A. Wright, sub-secretary. A note below the summary recorded that the lease had been transferred to Joseph Welsh, as entered in the consultation of 30 November 1818. It

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		A. A. Beale Act. Secy. to Gov[t]. St. Helena I hereby transfer all my right title and property in this Lease, unto Mr. Shennan as Witness my hand this 24th of December One Thousand Eight Hundred and Eighteen Joseph Welsh In presence of us Noted on Consultation of 28 Decr. 1818 James Franklin and entered in Book C Page 122. Jas. Dove Joseph [...] [...]	was signed by [...] Beale, deputy secretary to the government. On the facing page, Joseph Welsh transferred all his rights, claims and property in the lease to Mr Shennan [...]. He signed the transfer on 24 December 1818. James Franklin and [...] witnessed it. A further note recorded that the transfer was entered in the consultation of 28 December 1818 and in Book C at page 122, signed by [...], deputy secretary. **Interpretations** Mackson's lease changed hands twice within a month at the end of 1818: to Joseph Welsh by the consultation of 30 November, and from Welsh to Shennan on 24 December. Fowler's neighbouring plot had been sold in July of the same year. Both small plots on the road to the Hospital were passing to new holders in 1818, perhaps as the men of the garrison who had first taken them were posted away or discharged. The deeds named no prices, which fits the low value of narrow plots on which little had been built.
248	245	No. 81. Island St. Helena, The LORDS PROPRIETORS of this Island, the HONORABLE the UNITED COMPANY of MERCHANTS of England, trading to the East Indies, do hereby Demise, Grant, Lease, and to Farm, Let unto William Webber Doveton Esqr. of the said Island, all that Piece or Parcel of Land, situate, lying, and being in the South Division, containing Seventeen acres and Three Quarters - Butting and bounding East and North upon the Lands of him the said W. W. Doveton, West upon the lands of Watkin Greentree and South upon the lands of Eliz. Hayward. To have and to hold the said hereby demised Parcel of Land, with the Appurtenances, and every Part and Parcel thereof unto him the said W. W. Doveton his Heirs, Executors, Administrators, and Assigns, from the Day of the Date hereof, for and during all the space and term of TWENTY-ONE YEARS, from thence next ensuing; upon condition that he the said W. W. Doveton his Heirs or allowed Assigns, do always bear true Faith and Allegiance to our Sovereign LORD GEORGE the Third his Heirs and Successors, and true Faith to them, the said HONORABLE COMPANY, and their Successors; and shall duly obey all the Laws and Constitutions of the said Island, yielding and paying therefore yearly, and every year, during the said term and time of Twenty-one Years, unto the said HONORABLE COMPANY, their Successors, Agents, or Assigns, the Rent of Five Shillings per Acre, at or upon the Feast of ST. MICHAEL the ARCHANGEL yearly; and upon condition that he the said W. W. Doveton his Heirs, Executors, Administrators, or Assigns, do and shall conform to all the Terms and Conditions which were Published on the 30th of July, 1813, under the several Penalties therein set forth; and do not, nor shall Sell or Dispose of this Lease, or his or their Interest therein, without the leave and consent of the GOVERNOR and COUNCIL for the time being. - In Witness whereof, We, the said GOVERNOR and COUNCIL, have hereunto set our Hands, and affixed the Honorable Company's Seal, this 24th Day of July in the 55th Year of the Reign of our said Sovereign LORD GEORGE the Third by the Grace of GOD, of the United Kingdom of Great Britain and	The East India Company, as Lords Proprietors of St Helena, leased to William Webber Doveton a plot of 17¾ acres in the South Division. Doveton's own land bounded it to the east and north. The land of [...] Greentree lay to the west, and the land of Ellis Hayward to the south. The lease gave Doveton the land and everything that went with it for 21 years from the date of the deed. The rights passed to his heirs, executors, administrators and assigns for the same term. Doveton, his heirs and any assigns the Company approved had to stay loyal to King George III and his successors, keep faith with the Company and obey all the island's laws and regulations. Each year of the term they were to pay the Company £0 5s 0d an acre on the feast of St Michael the Archangel. They also had to keep to all the terms and conditions published on 30 July 1813, under the penalties set out there. They could not sell or hand on the lease, or any share in it, without the permission of the Governor and Council in office at the time. The Governor and Council signed the deed and fixed the Company's seal to it on 24 July 1815, in the 55th year of George III's reign. The signatories were Governor Mark Wilks, [...] Weston, William Webber Doveton and Robert Leech. Doveton signed and sealed his own copy as tenant on the same day. Notes added later at the head of the deed numbered it 81, gave its number on the map as 32 and named the land Mount Pleasant. **Interpretations** This was a new printed form, headed with the Company's coat of arms, and it was much shorter than A. Hill's form of 1806. The fencing, planting and blackberry conditions no longer appeared in the lease itself. The tenant was bound instead to the terms and conditions the government had published on 30 July 1813. Moving the conditions into a single published set of regulations meant the Council could apply the same rules to every tenant, and change them for all leases at once, without redrafting each deed. By 1815 the lease had become a short document that recorded who held which piece of ground, while the duties of holding land were set out in island law. This was the first deed in the register under Governor Mark Wilks, who took office in June 1813. The regulations of July 1813 came in within weeks of his arrival, so they were probably among his first acts. Doveton, now one of the longest-serving members of the Council, again signed both as councillor and as tenant. With his grants of 1803 and 1806 at Tinsley's and Stony Point, Mount Pleasant extended his estate

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		Ireland, King, Defender of the Faith, &c. and in the Year of our Lord 1815 And he the said W. W. Doveton hath to the other part set his Hand and Seal, the Day and Year above written. M. Wilks T. H. Brooke W. W. Doveton Robert Leech **Margin Notes:** Number on Map 32 Mount Pleasant	in the South Division, which joined the Greentree land in the Sandy Bay district. The map number written on the deed shows the island survey in use. The "Number on Map" heading that stood blank on the earlier deeds was now filled in, so this lease could be found directly on the island's land map.
249	246	[The page carries a plan of the plot. It is drawn as an irregular outline with boundary labels, a building, a ridge, a north arrow and a scale bar.] Walkin Greentree W. W. Doveton William Webber Doveton Gate W. W. Doveton Ellis Hayward A R P Contents 17 . 3 . 0 16 Chains Scale 4 Chains to an Inch J. A. Den Taaffe Acting Military Surveyor W. W. Doveton Esqr.	A plan of the land in William Webber Doveton's lease of 17¾ acres at Mount Pleasant in the South Division, sealed on 24 July 1815, was drawn on the sheet bound with the deed. It showed an irregular plot with a north arrow. The land of Watkin Greentree lay along one side, where a steep slope or ridge was shaded in, with a building standing just inside the boundary below it. Doveton's own land lay along two sides, and a gate was marked at one corner where his land met the plot. Ellis Hayward's land lay along another side. The area was given as 17 acres, 3 roods and 0 perches. A scale of 4 chains to an inch was drawn beneath.  The plan was signed by [...] Den Taaffe, acting military surveyor. **Interpretations** The plan corrected the deed in one respect. The deed named the western neighbour only as a Greentree, while the plan named him as Watkin Greentree. He was the relation who held land beside Thomas Greentree's Sandy Bay lease in 1793, so Doveton's estate now reached as far as the Greentree holdings in the Sandy Bay district. The building drawn inside the plot shows that Doveton was not leasing bare ground. A house or farm building already stood at Mount Pleasant, and the lease probably brought existing occupation under a formal grant, as several town and country leases had done before. The gate marked where Doveton's land met the plot shows that he already worked the two as one holding. The same surveyor, Den Taaffe, now signed as acting military surveyor. Plans of this kind had become a regular part of granting land, and they recorded buildings, gates and slopes as well as boundaries.
250	247	Blank page	
251	248	St. Helena. No. 81 Lease to W. W. Doveton Esqr. for 17¾ Acres of Land lying in the South Division of the said Island, dated 24 July 1815. Registered in Book D Page 44 Thos. H. Brooke	This summary belonged to the deed on the pages immediately before it: William Webber Doveton's lease of 17¾ acres at Mount Pleasant in the South Division, sealed on 24 July 1815 and signed by Governor Mark Wilks, [...] Weston, William Webber Doveton and Robert Leech.

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		Secretary.	A summary written on the outside of that deed was numbered 81. It described the document as a lease to William Webber Doveton of 17¾ acres in the South Division, dated 24 July 1815. The lease was registered in Book D at page 44, and the entry was signed by Thomas H. Brooke, secretary. **Interpretations** The summary was now printed as well as the lease. The clerk only filled in the number, the tenant's name, the acreage, the division, the date and the register reference, and the secretary signed. Every lease from this period would therefore carry the same information in the same place, which made the deeds quicker to file and search. This lease was entered in Book D, a fourth lease book after A, B and C, and its summary number, 81, was the same as its number in the New Register. Doveton's other South Division leases stood at 82 and 83. By 1815 new grants were evidently being numbered directly into Brooke's scheme when they were made, instead of being renumbered later, and Doveton's three holdings below the Main Ridge sat side by side in the register.
252	249	Know all men by these presents that John Shennard of the Island of St. Helena, Resident, for and in consideration of the Sum of Thirty Pounds of good and lawful Money of said Island to me the said John Shennard in hand well and truly paid by Samuel Yon of the said Island and at or before the sealing and delivery of these present the receipt whereof I the said John Shennard doth hereby acknowledge, hath granted bargained sold aliened and confirmed and by these presents Doth grant bargain sell alien and confirm unto him the said Samuel Yon his Heirs and Assigns a Piece or parcel of Freehold Ground situate lying and being in James's Valley within the said Island containing Thirty feet in front from North to South butting and bounding East upon the Road which leads to the Hospital, West upon the Honble. Company's Waste Land North upon the Premises of Samuel Mathews [...]son and South upon the other Ground of the aforesaid John Shennard together with all appurtenances whatsoever to the said Parcel of Freehold Ground belonging or in any wise appertaining And the reversion and reversions remainder and remainders [...] all and singular the said Freehold Ground hereby granted bargained and sold or mentioned so to be and every part and parcel thereof unto the said Samuel Yon his Heirs Executors Administrators and Assigns for ever. And the said John Shennard Doth hereby for himself his Heirs Executors Administrators and Assigns Covenant promise and agree to and with the said Samuel Yon his Heirs Executors Administrators **Margin Notes:** Number on Map Town	John Shennard, a resident of St Helena, sold Samuel Fox of the island a piece of freehold ground in James's Valley for £30 0s 0d in lawful money of the island. Fox had paid the sum in full before the deed was signed, and Shennard acknowledged receiving it. The ground had a frontage of 30 feet. The road leading to the Hospital bounded it to the east and the Company's waste land to the west. To the north lay the premises of Samuel Mathews, and to the south the rest of Shennard's own ground. Shennard granted Fox the ground with everything that belonged to it, together with every right and claim he held in it, now or in the future. Fox, his heirs, executors, administrators and assigns were to hold it for ever. Shennard then went on to give Fox and his heirs a series of personal guarantees, as the deed set out on the next page. **Interpretations** This was probably the ground Shennard had taken over from Joseph Welsh in December 1818, which was Sergeant Mackson's lease on the road to the Hospital. The setting fits closely: the road to the east, the Company's waste to the west and a frontage of about the same width as the 33-foot plots laid out in 1812. Yet the deed called the ground freehold and sold it to Fox "for ever", as if it had never been Company land. Over the years the language of outright sale had crept into dealings in leased ground, as it had on the Scott and Knipe leases, and here a leasehold plot was conveyed in the full form of a freehold sale. The deed did not mention the Governor and Council's consent, which the original lease required. Shennard sold only part of his ground and kept the rest, which formed the southern boundary. A narrow town plot was being divided again into still smaller lots.
253	250	Administrators and Assigns that they and every of them shall lawfully may from time to time and at all and every time and times hereafter, peaceably occupy, possess and enjoy all and singular the said Freehold Ground hereby granted bargained and sold or mentioned so to be and every part and parcel thereof with all and singular their and every of their appur-tenances thereunto belonging or in any wise apper-taining without any manner of Hindrance or	Shennard bound himself, his heirs, executors and administrators to Fox and his heirs and assigns. Fox and those after him were to hold the freehold ground lawfully and in peace from then on, without any disturbance or claim from Shennard, his heirs or anyone else. Shennard also guaranteed that the ground was clear and free of every other charge or claim, except a rent of 3d a foot each year payable to the East India Company.

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		molestation or interruption whatsoever for by the said John Shennard his Heirs Executors Administrators or Assigns or any other person or persons whatsoever lawfully warranting the same to be clear and freed of all manner of incumbrances except the Rent of Three Pence per foot to be paid to the Honble. Company. In Witness whereof the said John Shennard hath hereunto set his hand and seal this Twenty [...] day of September in the Year of our Lord one thousand Eight hundred and Twenty one. Signed Sealed and delivered John Shennard (no Stamps to be had) in the presence of C. Wood G. Banks	Shennard signed and sealed the deed on [...] September 1821. A note recorded that no stamps could be had. Two witnesses signed, whose names could not be read with confidence [...]. **Interpretations** The one charge Shennard excepted gives the deed away. A rent of 3d a foot payable to the Company is exactly the rent on Sergeant Mackson's lease of 1812: 33 feet of frontage at 3d a foot comes to £0 8s 3d. The plots on the road to the Hospital had evidently been let at 3d for each foot of frontage. On 30 feet, Fox would owe the Company £0 7s 6d a year. The ground therefore remained Company land, held on lease, whatever the deed said about freehold and holding "for ever". Shennard could sell only his leasehold interest, and by naming the Company's rent as a standing charge, the deed itself admitted as much. The sale also split the original plot. Shennard sold 30 feet and kept the rest, and the Company's rent was divided between the two parts by the foot. Small town plots laid out by the Company were being carved into still smaller lots by their holders, with the ground rent following each piece.
254	251	Blank page	
255	252	Blank page	
256	253	EAP 1364 St Helena Document Name and Date: LEASES 1780 - 1815 Dimensions (height x width x depth) (cm): H40 x W26 x D4 No. written pages: 208. No. blank pages: 24 Spine and cover: NO SPINE COVERS IN GOOD CONDITION. Inside pages: GOOD CONDITION FOXING PRESENT PAGES ARE NOT NUMBERED - PAGES ARE NOT BOUND, ALSO CONTAINS. LARGE UNBOUND SHEETS. Additional comments: Time taken to photograph (hours): 10 hrs.	