

Nos. on Map	DENOMINATIONS	Grantees' and Lessees' Names	Gale Days	Yearly Rent	TENURE	OBSERVATIONS
Map No. 14 413	10 and 11 Athlunkard-street Premises, Saint Mary's-place 42 to 46 Athlunkard-street Premises, Courthouse-lane Premises, Clancy's-lane And Building Ground	... Simon Kent	25th March and 29th Sept.	£ s. d. 42 18 6	<p>By Lease, dated 11th November, 1780, made between Edmond Sexton Pery of the one part, and Simon Kent of the other part. "The plots of ground part of Saint Francis's Abbey, in the County of Limerick, containing in front 66 feet 9 inches, in rere 61 feet, on the North side thereof 117 feet 6 inches, and on the South side thereof 109 feet,' and also "the plot of ground, containing in front 103 feet, in rere 29 feet 8 inches, with an angle of 76 feet, on the North side 80 feet 9 inches, and on the South side 32 feet,' and also "the plots of ground, part of Saint Francis's Abbey, in the County of Limerick, whereon two tenements a slate house and offices are built, containing in front 107 feet, in rere 107 feet, on the North side thereof 62 feet and 6 inches. and on the South side thereof 54 feet;" and also "the plot of ground lately tenanted by Robert Crowe, containing in front to the Main street leading to the Courthouse 23 feet, in rear about 23 feet, in depth 68 feet," as described in four Maps thereto annexed. were demised for the term of 999 years, from the 29th September, 1780, at the yearly rent of £45. late currency, with a covenant by the Lessee to take down every thatched house or cabin on the premises. and in default to pay additional rent of £45, and to keep the premises in repair, the accidents of fire, a and general rebellion only excepted; and also a covenant to cleanse all streets, lanes, and avenues in or about the premises.</p> <p>By another Indenture of Lease, dated 14th April, 1783, made between Edmond Sexton Pery of the one part, and Simon Kent of the other part, "All that the Plots of ground part of Saint Francis's Abbey, in the County of Limerick. First plot containing in front to the Main street 52 feet. on the lane leading to Sir Henry Rartstonge, Baronet's holdings 147 feet, on the lane leading to the Chapel 174 feet, on the lane leading to Change lane 55 feet, and on the part bounding Jacob Ringrose's holdings 266 feet. Second Plot of ground, containing in front to the Main street leading to Sir Henry Hartstonge's Mall 23 feet and an</p>	<p>The rent set out in the Rent Column is an adjusted rent.</p> <p>The Landlord's parts of the Original Leases will be handed to the Purchaser.</p> <p>This rent is paid by Messrs. James Nash & Son, O'Connell-street, Limerick, Agents for the Lessee.</p>

LOT 209—continued.

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				£ s. d.		
				Brought forward,	42 18 6	
Map No. 14 413 contd.	—	... Simon Kent, continued ...				<p>half, in rear, bounding John Southerland's holdings, 28 feet, on one side bounding the street leading from the Abbey to the Main street 53 feet and an half, and on the other side bounded by the said John Southerland's holding," as described by the Maps, were demised for 999 years, from the 25th March, 1783, at the yearly rent of £21, with similar covenants to those in the above-mentioned Lease, and there is also an endorsement stating that the Lease should not affect the holdings or rents or leases of part of the premises let to the Lessee previous to the now stating Lease.</p> <p>No previous Lease is known or forthcoming.</p> <p>By another Indenture of Lease, dated 1st clay of May, 1794, made between Edmond Lord Viscount Pery of the one part, and Simon Kent of the other part, All that the holding in Saint Francis's Abbey, late in the possession of John Creagh, containing, as appears by the annexed Map, whereon are built one large house and two small houses, containing in depth 180 feet, and in length 78 feet, more or less, were demised to the said Simon Kent for 999 years, from the 25th March, 1904, at the yearly rent of £20, late currency.</p> <p>The Lease contains a covenant by the Lessee to keep the premises and all improvements in repair, inevitable accidents excepted, and a clause enabling the Lessee to surrender on any 25th March or 29th September on giving six months' previous notice and paying all rent.</p> <p>By a Lease, dated the 12th September, 1806, from the Earl of Limerick to the said Simon Kent, for the term of three lives, at the yearly rent of £86 (being the total of the three rents). The premises comprised in the above stated three Leases were demised to the said Simon Kent</p>

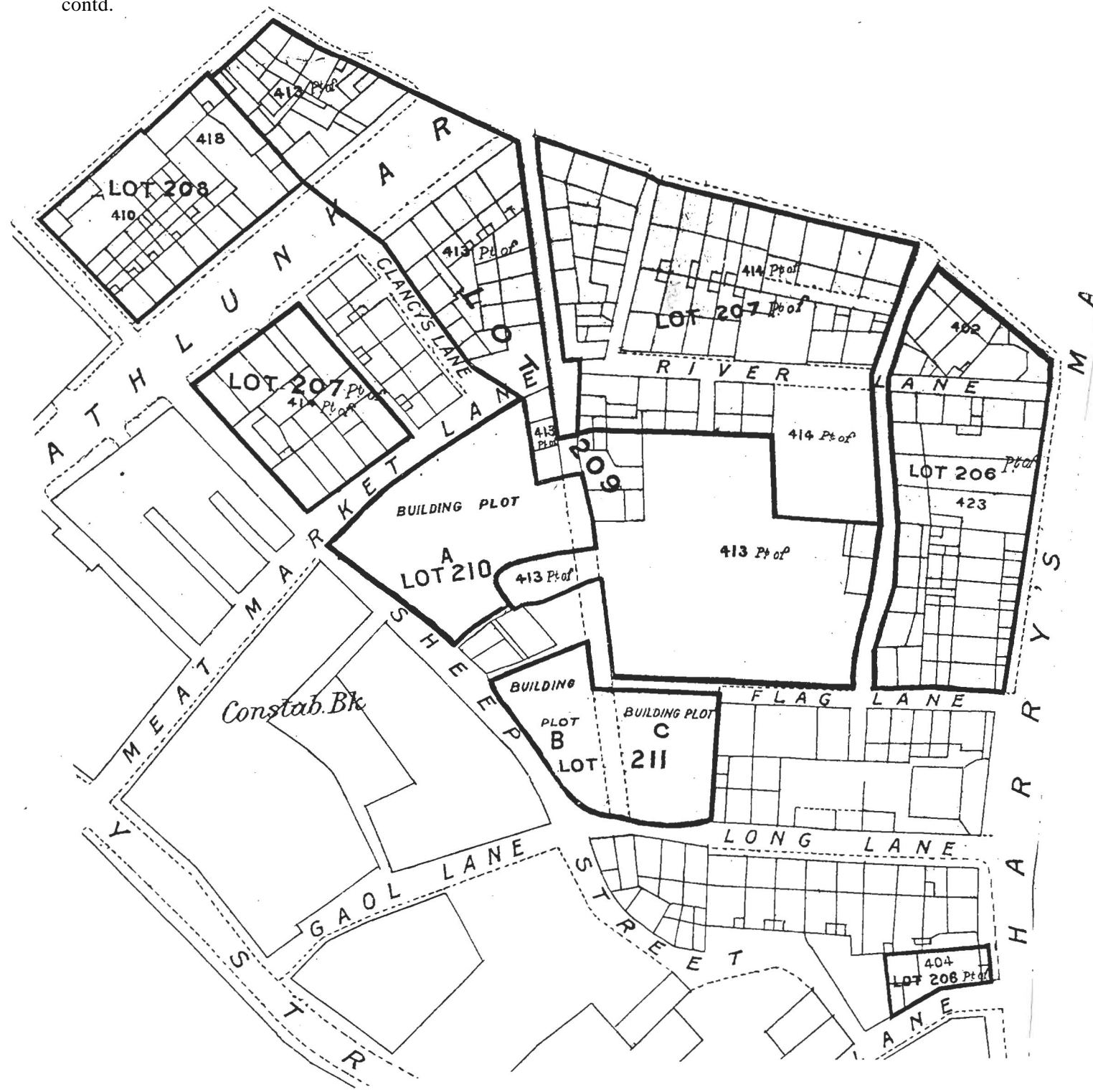
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Map No. 14 413 contd.		Simon Kent, continued ...	Brought forward.	£ 42 s. 18 d. 6		
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for the term of three lives, with a declaration that the said Lease for lives should not invalidate the above-mentioned three Leases, but that the term of 999 years thereby reserved should continue in full force and effect.

The Lease for lives expired, and the terms of 999 years are still subsisting.

The first Earl of Limerick in 1824 made an abatement in the rent of £86 Irish per annum, payable out of the three premises, of £36 Irish during pleasure, which reduced the total of the three rents to £50 Irish. The rent of £50 Irish, equal to £46 3s. sterling, adjusted to £42 18s. 6d., the amount mentioned in the rent column has been that always paid by this tenant since then, and is the rent sold, but no segregation of the rent was ever made as between the three holdings, and it has been since 1824 paid as a gross rent in respect of the three Leases.



Total, £42 18 6

The Estimated Tenement Valuation of this lot is £63 10s.