

RN27

Memorandum of Agreement made the **2nd** day of **December**

in the year One thousand nine hundred and **twenty one**
BETWEEN Mrs Honora Sanguinetti of **Northcote**
in the State of Victoria (hereinafter called the Landlord) of the one part
AND William F Pridgeon of **391 High St. Northcote**
in the said State (hereinafter called the Tenant) of the other part.

WHEREBY in consideration of the rent hereinafter reserved and the covenants and agreements hereinafter contained on the part of the said Tenant to be observed and performed the said Landlord agrees to let to the said Tenant and the said Tenant agrees to take from the said Landlord the **shop and**

premises situate **391 High St. Northcote** and occupied by **William F Pridgeon** at the **weekly**

rent of **three** pounds shillings and pence sterling payable **weekly** and such tenancy to commence on the **3rd**

day of **April** in the year One thousand nine hundred **and twenty two** and not to cease (except as hereunder provided) until **1 week's** notice in writing shall have

been given by either party to the other and such tenancy is to continue for the term of **2 years** at the least. The rent is to be paid by the said Tenant on the **Monday of**

each **& every week** during this tenancy. And the said **tenant** hereby agrees to pay all **excess water** Rates which may become due or payable during this tenancy and the said Tenant

agrees to keep and at the end thereof to deliver up the said **shop** and premises to the said Landlord in good repair as at present fair wear and tear excepted with the cesspools cleaned the glass

in all the windows and the locks and keys in good order. The said Tenant hereby agrees to pay all costs of all cleansing of Sewerage connections caused by any stoppage not due to structural imperfection. And the said Tenant hereby agrees **not to sub-let** lease nor assign over nor in any way dispose of the

said **shop** and premises nor any part thereof nor make nor suffer to be made any alteration to the said **shop** and premises or any part thereof without the consent in writing

of the said Landlord and the said Tenant hereby agrees that he will not create any nuisance nor do or suffer to be done anything that might prejudice any Insurance of the said premises or any part thereof. The said

Landlord or his Agent may enter the said premises at all reasonable times for the purposes of viewing the condition of the premises. No Hoarding Signs or Posters shall be placed on any part or portion of the

premises hereby without the Landlord or Agents consent being first obtained.

AND it is further hereby agreed that if any rent shall be unpaid at the time or times when due (whether in advance or otherwise) or if the said Tenant do not fulfil all the conditions of this Agreement the said Landlord shall have power to distrain for such rent and to put an end to this tenancy and in the latter case this Agreement may be produced by the said Landlord as a notice to quit duly given and expired.

As witness the hands of the parties the day and year above written

Signed by the said

W. F. Pridgeon