

SUMMARY: The document below is the indenture dated 16 February 1583 by which Oxford granted a 21-year lease of certain parcels in Earls Colne to his servant, John Phynye.

The transcript below was made from the copy on the Earls Colne Project Database website at <http://linux02.lib.cam.ac.uk/earlscolne//freehold/50500005.htm>.

This indenture made the 16<sup>th</sup> day of February in the twenty-fifth year [=16 February 1583] of the reign of our Sovereign Lady Elizabeth by the grace of God Queen of England, France and Ireland, Defender of the Faith, etc., between the right honourable Edward de Vere, Earl of Oxford, Lord Great Chamberlain of England, Viscount Bulbeck and Lord of Badlesmere and Scales on the one part, and John Phynye, servant of the said Earl, on the other part;

Witnesseth that the said Earl for the good, true and faithful service to him, the said Earl, by the said John Phynye heretofore done as also for divers considerations him especially moving hath demised, granted and [+to] farm letten and by these presents do[th] demise, grant and to farm let unto the said John Phynye all that tenement and garden-plot thereunto belonging called Moynes, and one croft to the same tenement belonging called Tylekill croft, containing by estimation 3 acres be it more or less, with all and singular their appurtenances set, lying and being in Earls Colne in the county of Essex now or late in the tenure of John Barrett or his assigns;

And also all that tenement and garden with the appurtenances called Cobbes now or late in the tenure or occupation of one Cresney, widow, situate, lying and being in Earls Colne aforesaid;

And also all that portion of tithes whatsoever arising, growing and renewing in the parish of Halstead in the said county of Essex belonging, reputed, taken or known to belong and appertain to the late Priory of Colne also [sic] Earls Colne in the said county of Essex;

To have and to hold the said two tenements, gardens, croft and tithes with all and singular their appurtenances unto the said John Phynye, his executors and assigns, from Michaelmas last past before the date hereof unto the end and term of twenty and one years from thence next and immediately ensuing fully to be complete and ended, yielding and paying therefore yearly during the said term to the said Earl, his heirs or assigns, £3 1s 8d of lawful money of England, that is to say, for the said tenement and garden called Moynes 6s 8d, for the said croft 11s, for the said tenement and garden with [+the] appurtenances called Cobbes 4s, and for the said parcel of tithes 40s at two usual feasts or terms in the year, that is to say, at the feast of th' Annunciation of Blessed Mary the Virgin and St. Michael th' Archangel by even portions;

---

And if it happen the said yearly rents of £3 1s 8d to be behind and unpaid in part or in all by the space of thirty days after any of the said feasts in which the same ought to be paid, being lawfully demanded, that then or at any [+time] after it shall and may be lawful to and for the said Earl, his heirs or assigns, into such of the premises by these presents demised as the rents thereof shall be behind and unpaid wholly to receive and have again, retain, repossess as in his or their former estate, this indenture or anything herein contained to the contrary notwithstanding;

And the said John Phynye doth covenant and grant for himself, his executors and assigns, to and with the said Earl, his heirs and assigns, that he, the said John Phynye, his executors and assigns, shall and will at all times and from time to time at his or their own proper costs and charges sufficiently maintain and uphold the said demised premises and part and parcels thereof, and at the end of the said term to leave and yield up the same in good and sufficient reparations;

In witness whereof as well the said Earl as the said John Phynye have hereunto set their hands and seals the day and year first above-written;

Sealed and delivered in the presence of Israel Amyce, John Bradley, Matthew Hubberd.  
Phynye