

SUMMARY: The document below is the indenture dated 6 May 1540 by which Henry VIII leased premises in the Blackfriars for 21 years to Sir William Kingston (d. 14 September 1540), for whose will see TNA PROB 11/28/542.

The leased premises included the former inner cloister (now a garden); the houses under the dorter as well as that part of the dorter not demised to Lady Anne Grey; a hall, buttery and cellar on the north side of the cloister; the former library; the former infirmary and rooms above and beneath it at the west end of the cloister; and a bakehouse, brewhouse and stable adjoining the infirmary. The premises occupied by James Burbage's Blackfriars theatre in 1596 are said to have been in the former Parliament chamber which abutted the infirmary on the south and the inner cloister on the east, and it thus appears that the premises leased to Sir William Kingston in the indenture below were next to the site of the later Burbage theatre on two sides.

For an earlier lease dated 20 December 1536 of other premises in the Blackfriars formerly in the tenure of Lady Elizabeth Denton (d.1519) for a term of three lives plus one year to Sir William Kingston, his wife, Mary Scrope Jerningham Kingston (d. 25 August 1548), and her son by her first marriage, Sir Henry Jerningham (d. 6 September 1572), see TNA E 303/9/180.

For the indenture of 5 September 1545 by which Lady Mary Kingston and her heirs were granted the freehold of both the premises formerly occupied by Lady Elizabeth Denton (the premises included in the 1536 lease for three lives), as well as the freehold of most of the premises which had been leased to Sir William Kingston by the indenture below, see TNA C 66/768, mm. 23-4. See also her will, TNA PROB 11/32/320, and Folger MS L.b.310.

For Lady Anne Grey (d.1559), step-daughter of Lady Kingston, mentioned as the tenant of adjoining property in the indenture below, see her will, TNA PROB 11/42B/3.

For a description of the property leased in the indenture below, see also TNA E 315/191, f. 57r. For a copy of the lease, see SHC LM/345/99.

For a partial transcript of the indenture below, see Feuillerat, Albert, *Blackfriars Records*, (Oxford University Press: Malone Society, 1913), p. 104 at:

<https://archive.org/stream/collectionspt102malouoft#page/104/mode/2up>.

This indenture made between the most excellent Prince & Lord, Lord Henry the Eighth, by the grace of God King of England & France etc., on the one part, & William Kingston, of the Household of the said Lord the King, knight, on the other part;

Witnesseth that the same Lord the King by the advice of the Council of the Court of Augmentations of the Revenues of his Crown has demised, granted & to farm let to the forenamed William Kingston all that late cloister called 'le Inner Cloyster', now a garden;

And all houses & buildings under the dorter;

And all the hall, buttery & cellar on the north side of the said cloister;

And all the house & building called 'le lybrarye' on the east side of the said cloister;

And all that part of the dorter which is neither assigned nor demised to the Lady Anne Grey, widow, on the north side of the said cloister;

And also all that room beneath within the cloister aforesaid;

And also all that house & building called 'le ffermye' at the west end of the said cloister;

And all the rooms above & beneath to the same belonging;

And all the bakehouse & brewhouse adjoining to the said 'le ffermye';

And one stable situate next to the said brewhouse;

Together with all ways, paths, entries & exits to the premises & any parcel thereof;

Which certain all & singular the premises are parcel of the houses, buildings & lands within the site [f. 135r] of the late priory or house late of the Friars Preachers commonly called 'lez blacke freers' next Ludgate, London, now dissolved;

To have & hold all & singular the premises with the appurtenances to the forenamed William Kingston & his assigns from the feast of Saint Michael the Archangel next to come to the end of the term & for the term of twenty & one years from thence next following & fully to be completed;

Yielding therefore yearly to the said Lord the King, his heirs & successors, sixty shillings of lawful money of England, to be paid by equal portions at the feasts of the Annunciation of Blessed Mary the Virgin & Saint Michael the Archangel, or within one month after each of those feasts, to the Court aforeaid during the term aforeaid;

And the foresaid William Kingston has granted by these presents that he & his assigns all & singular the premises shall well & sufficiently repair, sustain & maintain during the term aforeaid in & for all things from time to time as often as need shall require;

In testimony of which thing to the one part etc., to the other true part etc., dated at Westminster the sixth day of May in the year of the reign of the said Lord the King the thirty-second.

By the Council of the Court aforesaid.

[f. 134v]

1 Hec Indentura facta inter excellentissimum Principem & dominum
Dominum Henricum octavum dei

2 gratia Anglie & francie Regem & ex vna parte & Willielmum Kyngston de
Hospicio dicti domini Regis

3 Militem ex altera parte Testatur quod idem Dominus Rex per
aduisamentum Consilij Curie Augmentacionum

4 reuencionum Corone sue tradidit concessit & ad firmam dimisit per
Willielmo Kyngston totum

5 nuper Clastrum vocatum le Inn Cloyster modo gardinum existens Ac
omnia domos & edificia

6 subtus dormitorium Ac totam Aulam proptuarium & Cellarium ex parte
boriali dicti Claustri

7 ac totam domu & edificium vocatum le lybrarye ex parte orientali dicti
Claustri ac totam

8 illam partem Dormitorij que non assignatur nec dimitatur Domine Anne Grey
vidue ex parte

9 boriali dicti Claustri Necnon totum spacium subtus infra Clastrum predictum
Necnon

10 totam domu & edificium vocatum le ffarmerye ad occidentalem finem
dicti Claustri Ac totum

11 spacium supra & subtus eidem spectans Ac totum pistrinum & domu
Brasineam ad dictum

12 le ffarmerye adiacentia Ac vnum stabulum scituatum [sic?] proxime ad
dictam Domum Brasineam

13 vnacum om{n}ib{us} vijs semitis introitib{us} & exitib{us} ad p{re}missa & quamlib{e}t inde p{ar}cellam

14 Quequidem om{n}ia & sing{u}la p{re}missa sunt p{ar}cell{a} domor{um} edificior{um} & terrar{um} infra scit{um}

[f. 135r]

1 nup{er} Prioratus siue Domus dudum ffr{atru}m p{re}dicator{um} vulgarit{er} nuncupat{am} lez blacke ffreers iux{ta}

2 Ludgate London modo dissolut{am} h{ab}end{um} & tenend{um} om{n}ia & sing{u}la p{re}missa cum p{er}tin{entijs} p{re}fato Will{elm}o

3 Kyngston & assign{atis} suis a festo s{an}c{t}i Mich{ael}is Arch{angel}i p{ro}x{imum} futu{rum} vsq{ue} ad finem t{er}mini & p{ro} t{er}minu{m}

4 viginti & vni{us} Annor{um} extunc p{ro}x{ime} sequen{tium} & plenarie complendor{um} Reddendo inde annuatim d{ic}t{o}

5 d{omi}no Regi heredib{us} & successorib{us} suis sexaginta solidos legalis Monete Anglie ad festa

6 Annu{n}ciac{i}o{n}is b{eat}e Marie virginis & s{an}c{t}i Mich{ael}is Arch{angel}i vel infra vnu{m} mensem post vtrumq{ue}

7 festum festor{um} illor{um} ad Cur{iam} p{re}dict{am} p{er} equales porc{i}o{n}es solvend{os} duran{te} t{er}mino p{re}d{ic}t{o} Et p{re}dict{o}

8 Will{elm}o Kyngston concedit p{er} p{re}sentis q{uo}d ip{s}e & assign{ati} sui om{n}ia & sing{u}la p{re}missa in om{n}ib{us} &

9 p{er} om{n}ia de tempore in tempus tociens quociens necesse & oportun{um} fu{er}it b{e}n{e} & sufficient{er}

10 rep{ar}ari sustentari & manuteneri facient duran{te} t{er}mino p{re}d{ic}t{o} In cui{us} rei testimoniu{m} vni p{ar}ti &c

11 Alt{er}i v{er}o p{ar}ti &c Dat{um} apud West{monasteriu}m sexto die Maij Anno regni dict{i} d{omi}ni Regis tricesimo s{e}c{un}do

12 p{er} Consilium Curie p{re}d{ic}t{e}