

SUMMARY: The document below consists of excerpts from the indenture dated 6 February 1571 by which Sir William More (1520-1600) of Loseley leased 'six upper chambers' in the Blackfriars to William Brooke (1527-1597), 10th Baron Cobham.

Feuillerat, *infra*, p. 26, explains why he did not transcribe the entire indenture:

As this document practically repeats the greater part of Farrant's lease it is useless to print it in extenso; a few extracts will be sufficient.

Material omitted in the extracts below can thus be found in the lease, date 20 December 1576, from More to Richard Farrant (see Folger MS L.b.350).

It should also be noted that the indenture below is similar to More's 1560 lease to Sir Henry Neville, since the premises More leased to Lord Cobham in the indenture below comprised the major part, although not the entirety, of the premises More had earlier leased to Neville (see Folger MS. L.b.310).

The premises leased by Lord Cobham were on the upper floor of the northern end of the western range of the Blackfriars. Four rooms there had earlier been occupied by Lord Burghley's brother-in-law, Sir John Cheke (1514-1557). About 1545 Henry VIII converted Cheke's lodgings, plus an additional room, into the Revels Office under Sir Thomas Cawarden, in whose occupation they remained until his death in 1559. In 1560 the Revels Office was removed to St Johns Jerusalem, and the four rooms were leased to Sir Henry Neville. During part of Neville's tenure the four rooms, as well as others in the building, were occupied by the Company of Silk Dyers. Sir William More bought back Neville's lease in 1568; however the four rooms continued to be used by the Silk Dyers, even after they were leased in 1571 to Lord Cobham. By then the four rooms had been divided by Neville into six. See Wallace, Charles William, *The Evolution of the English Drama up to Shakespeare*, (Berlin: Georg Reimer, 1912), pp. 137-46.

The premises leased to Lord Cobham in the indenture below consisted primarily of these 'six upper rooms' which were 156 ½ feet in length and which in the Farrant lease of 20 December 1576 were stated to 'abut upon the south part of the now dwelling-house of the said William, Lord Cobham'; in other words, the 'six upper rooms' leased to Lord Cobham in the indenture below were located just south of Lord Cobham's mansion in the former porter's lodge of the monastery. This is confirmed by the clause in the indenture below granting permission to Lord Cobham to 'break the walls' and 'make . . . convenient doors . . . to lead out of his said dwelling-house into the said chambers, rooms, lodgings and premises above demised by this indenture'.

With regard to a discrepancy between the indenture below and the Farrant lease (Folger MS L.b.350), Wallace states that:

This north section is erroneously described in Farrant's lease (by mistake in copying the description in it from the previous lease to Cobham) as being 25 feet wide and 56 ½ feet

long, which, with the 110 feet of the south section, would make 166 ½ feet instead of 156 to 157 feet as stated in the three several leases to Neville, Cobham and Farrant. Cobham's lease of 1571, which Farrant's practically duplicates, has this section 46 by 25 feet – which formerly constituted the larger part of a "hall" as it was demised some years earlier (1554) to Cobham, with dimensions then of 52 by 27 feet, and which later, in a deed of sale to Cobham, dated 11 March, 1601, was described as in the occupancy of Sir Jerome Bowes, who owned the glass-house hard by.

See Wallace, *supra*, pp.145-6.

The clause in the indenture below to which Wallace refers states that two of the six upper chambers *together* with a little room beneath them *not* leased to Lord Cobham, were 46 ½ feet in length:

. . . whereof two of the said six upper chambers, lofts, lodgings or rooms in the north end of the premises, together with the breadth of the little room under excepted and reserved, do contain in length 46 foot & an half

In the Farrant lease it is stated that the *same* two upper chambers *together* with a little room which in this case *was* included in Farrant's lease, were 56 ½ feet in length:

. . . whereof two of the said six upper chambers, lofts, lodgings or rooms in the north end of the premises, together with the breadth of the little room under granted, do contain in length fifty & six foot & a half

Wallace offers one interpretation of this discrepancy. Another interpretation might be that the discrepancy had to do with the dimensions of the little room underneath the two rooms. The little room was not included in the lease to Lord Cobham, but was included in the Farrant lease.

The 'great round portal' situated in one of the rooms is unfortunately not specifically located, other than that it was in the 'four other chambers'. It was paneled with wainscot 'on the east part, south part and a part of the west'. The *OED* defines 'portal' as 'a door, gate, doorway, or gateway, of stately or elaborate construction', and wainscot as 'a superior quality of foreign oak imported from Russia, Germany, and Holland, chiefly used for fine panel-work'. Wallace, *supra*, p. 146, states that 'such wainscoting and portals were common to monastic frateries', and that the 'portal' was an 'entry or vestibule, nor the door itself'.

The Folger library description of the indenture below states that it is:

Signed by William More, and sealed with a pendant seal 31 mm. in diameter. Witnessed by William Copinger, John Austen, and "John Derrick the writer", in whose autograph the whole is written.

See <http://findingaids.folger.edu/dfoloseley2002.xml>.

The modern-spelling transcript below was prepared from the original-spelling transcript in Feuillerat, Albert, *Blackfriars Records*, (Oxford University Press: Malone Society, 1913), pp. 27-8 at:

<https://archive.org/stream/collectionspt102malouoft#page/26/mode/2up>.

This indenture made the sixth day of February in the thirteenth year of the reign of our Sovereign Lady Elizabeth . . . between William More . . . and the right honourable Sir William Brooke, knight, Lord Cobham and Lord Warden of the Cinque Ports . . .

Witnesseth that the said William More . . . doth demise, grant and to farm let unto the said William, Lord Cobham, all those his six upper chambers, lofts, lodgings or rooms . . . lately (*amongst others*) in the tenure and occupation of Sir Henry Neville, knight, and do contain in length from the north end thereof to the south end of the same one hundred fifty and six foot and an half of assize, whereof two of the said six upper chambers, lofts, lodgings or rooms in the north end of the premises, *together with the breadth of the little room under excepted and reserved*, do contain in length *46 foot & an half*, and from the east to the west part thereof in breadth 25 foot of assize, and the four other chambers or rooms, residue of the said six upper chambers, do contain in length one hundred and ten foot, and in breadth from the east to the west part thereof 22 foot of assize, of which four chambers last recited, one of them is ceiled with wainscot on the east part, south part and a part of the west, with a great round portal contained within the same chamber and ceiling, which ceiling over and besides the said portal doth contain fourscore & fourteen yards, and the north end of the premises before letten doth abut upon the south part of the now dwelling-house of the said William, Lord Cobham;

Except and always reserved to the said William More and to his heirs one little room lying within the limits and bounds or contents above expressed, which little room was sometime used for a withdraught or privy . . .

And also all that his new kitchen lately builded by the said Sir Henry Neville, with the stair leading out of the same kitchen up into the premises before letten, with the little void room wherein the foot of the said stairs standeth, and the woodyard to the same kitchen adjoining . . .

And also the use and commodity of one quill of conduit water . . .

Except and always reserved unto the said William More, his heirs & assigns, all the leads covering the premises before demised and the use of them, and the cellars and rooms directly under the said upper chambers, lofts, lodgings or rooms . . .

And the said William More doth covenant and grant . . . that it shall and may be lawful unto the said William, Lord Cobham, his executors, and assigns, at his and their own

proper costs and charges to break the walls within the premises above letten, and there to make and set up such convenient doors in such convenient places of the same walls as shall be thought meet and convenient by the said William, Lord Cobham, his executors and assigns, to lead out of his said dwelling-house into the said chambers, rooms, lodgings and premises above demised by this indenture during the said term.