

During these six years the Company granted or renewed leases of Suffolk Place Farm, Plumstead, and of both the farms at Beckingham. For particulars of these and the other leases of the Company's English property, see page xiv.

The tenant of Nipsell's Farm gave the Company notice, determining his tenancy at Michaelmas, 1877, and declined the terms of renewal which the Company considered reasonable. The farm was therefore for a few weeks vacant, and the Company had no alternative, while seeking a new tenant, but to farm the estate at their own cost, and under the personal supervision of Mr. John Solly, the agent of their Essex estates. In January, 1878, the farm was let, on the best terms obtainable, to Mr. John Bunting, junior, a brother of Mr. Henry Bunting, the Company's present tenant of the smaller of the two farms at Beckingham.

In the course of the year 1877-8, the Company expended £450 in erecting a granary and new cottage, and effecting some other improvements at Manston Court Farm, Kent. An agreement was made with the tenant to pay an additional rent, equivalent to four per cent. interest on the outlay, *i.e.*, £18 in addition to the rent of £340 a year. With reference to this capital expenditure on the farm, the Charity Commissioners, on the 28th January, 1879, made the order of that date, which will be found *ante*, page xvi.

An agreement was made in 1874, with Mr. Robert Allen, the Company's land agent in Kent, to inspect the Company's farms there twice at least in each year, at a salary of £20 per annum, and on the death, in 1875, of Mr. Thomas Solly, the agent for the Company's Essex estates, his brother, Mr. John Solly, was appointed to succeed him.

In the year 1877, the Tolleshunt Major School Board took compulsorily from the Company half an acre of land at Beckingham, as a site for a new school, to be erected by