

Dated the 17<sup>th</sup> day of October 1941

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The Warwickshire Masonic  
Peace Memorial Temple Ltd.

AND

MACHEN LODGE

No. 1782

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*Draft/*

**Tenancy  
Agreement**

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*which is  
continuous*

G. HUGGINS.

C. F. MONK.

# This Agreement

made the 17th day of October

1927 BETWEEN THE WARWICKSHIRE MASONIC PEACE MEMORIAL TEMPLE LTD. (hereinafter called "the Association") of the one part and the several persons named in the Second Schedule hereto being the Principal Officers of the ~~Chapter~~ Lodge of Freemasons also named in the Second Schedule (hereinafter called "the Tenants") of the other part WHEREAS the Association has agreed with the Tenants to provide accommodation in The Temple, Broad Street, Birmingham, for holding Meetings and Banquets of the said ~~Chapter~~ Lodge subject to the terms and conditions hereinafter mentioned NOW the Association and the Tenants jointly and severally hereby covenant and agree with the other or others of them as follows :—

1.—The said ~~Chapter~~ Lodge shall have the use of such accommodation and shall enjoy such amenities in the Temple at such times as are specified in the First and Second Schedules hereto.

2.—Such use and enjoyment is subject to such payments and to such terms and conditions as are specified in the First Schedule hereto.

3.—If there be any inconsistency between the terms (if any) set out in the fourth part of the said First Schedule and those set out in the 1st, 2nd and 3rd parts thereof the terms of the said 4th part shall prevail.

4.—The Tenants enter into these presents on behalf of themselves and all the other members for the time being of the said ~~Chapter~~ Lodge.

IN WITNESS whereof the Common Seal of the Association has been hereunto affixed and the other parties have hereunto set their hands.

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The FIRST Schedule before referred to.

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## PART I.

### PROVISIONS APPLICABLE TO LODGES.

1.—The rent payable by a CRAFT LODGE for EACH MASONIC MEETING is as follows :—

For the LARGE sized suite a flat rent of £7 per meeting.

For the SECOND sized suite " " £6 " "

For the THIRD sized suite " " £4 " "

PLUS in each case an additional rent of 6d. per Member per Meeting.

2.—The rent of 6d. will be charged in respect of the number of Members (excluding Country Honorary and other Members who do not pay the full Lodge Annual Subscription) on the books of the Lodge at the date of each Meeting, irrespective of the number of Members or Visitors attending that Meeting.

3.—A Lodge meeting in either of the smaller suites will if it so desires be entitled to the use of the Large Suite on Installation nights, if the Large Suite is not already engaged for another Installation Meeting. In the case of an exchange of suites, the higher rent will be charged to the Lodge actually using the larger Suite and the lower rent to the Lodge using the smaller suite.

## PART II.

### PROVISIONS APPLICABLE TO ALL DEGREES OTHER THAN CRAFT.

4.—THE RENT payable by all degrees EXCEPT Craft Lodges for each Masonic Meeting will be TWO SHILLINGS AND SIXPENCE per MEMBER per MEETING.

5.—The rent will be charged in respect of the number of Members (excluding Country Honorary and other Members who do not pay the full annual subscription) on the books of the Lodge or Chapter at the commencement of each Session, and no regard will be had to the number of Members or Visitors attending any particular Meeting.

## PART III.

### PROVISIONS APPLICABLE TO ALL DEGREES.

6.—Meetings at which non-Masons are present will be the subject of special terms and arrangements.

7.—The Association reserves the right of transferring any Chapter or Lodge from the suite which it usually occupies to any other suite in the building, but in the case of a Lodge or Chapter being so transferred on any night to a suite larger than the one it usually occupies, no increase will be made in the rent usually charged. On the other hand, in the case of a Lodge or Chapter being so transferred on any night to a smaller suite, the rent charged will be the rent of the smaller.

8.—In order to comply with the Licensing regulations every Member (including Country and Honorary Members) of a Lodge or Chapter meeting in the Temple must become a Member of the Association. No entrance Fee or Subscription is payable.

9.—The rent will include all service (except Tyler or Janitor) and the use of the whole of the usual Lodge or Chapter furniture, but the Lodge or Chapter may, if it so chooses, use its own working tools, wands, cushions etc. Any property so used must, when not in use, be kept in the Lodge or Chapter Cupboard.

10.—A cupboard for the Lodge or Chapter will be provided free of charge for the purpose of accommodating at the risk of the Lodge or Chapter the private property of the Lodge or Chapter.

11.—The Tenants will be required to see that the furniture of the Chapter or Lodge is set out correctly by its own Tyler or Janitor; any property belonging to the Lodge or Chapter must be cleaned and stored away immediately after each meeting of the Lodge or Chapter.

12.—Insurance of its property and effects against fire, theft and other risks should be effected by the Lodge or Chapter as the Association are not responsible for damage or loss.

13.—If a mutually convenient date can be arranged each Lodge and Chapter meeting in the Temple will be allowed, free of charge, the use of a Committee Room for Officers meetings, in the case of Craft Lodges once per month and in the case of other Degrees once every other month.

14.—So far as accommodation will permit Lodges and Chapters of Instruction will be provided for at a small rent.

15.—The Catering will be done by a Steward and Staff, all of whom will be engaged and employed by the Association.

16.—In the interests of both the Temple Funds and the individual Lodges and Chapters a Wine Committee will be formed who will administer the sale of wines, liquors and spirits.

17.—The Association shall keep the rooms of the Temple well cleaned and in good and sufficient order and repair and in a fit condition for use and shall provide for the Lodge or Chapter at its meetings a requisite supply of water, electric light, gas heating and firing for the Lodge and Banqueting Rooms and all other rooms and passages leading and necessary thereto including sanitary conveniences and also at reasonable prices provide food for the usual Banquet and Dinner and other Refreshment of the members of the Lodge or Chapter and their visitors attending the same on any of the usual and accustomed days of meeting aforesaid and also all Table Linen, glass of usual and proper kind and variety, cutlery, plate, crockery-ware, Dinner and Dessert Services and all or any other thing usual or requisite for furnishing and supplying a table both for dinner and dessert.

18.—A Statement will be rendered monthly to the Lodge or Chapter Treasurer by the Association of the amount due to the Association for Rent, Food and Wines, and such amount shall be paid to the Association within 7 days of the rendering of the statement.

19.—The Tenants shall furnish to the Association from time to time a Certificate in writing of the number of members of the Lodge or Chapter and shall if required by the Association verify such Certificate by the production of the Lodge or Chapter Register.

20.—In case the Tenants shall make default for a period of 21 days in payment of the sums hereby reserved and made payable after any of the days hereinbefore mentioned for payment thereof whether the same shall be lawfully demanded or not or shall not observe the agreements or stipulations on their part herein contained then it shall be lawful for the Association to determine this agreement forthwith.

21.—All meetings (unless otherwise arranged) must be closed and the Temple premises vacated by the members and visitors of a Lodge or Chapter not later than 11 p.m.

The Association reserve the right to charge an additional Rent, of not more than One Pound, for each 15 minutes beyond the time mentioned during which any members or visitors remain on the Temple premises.

22.—This agreement may be determined at any 30th day of June by not less than three months' previous written notice on either side.

23.—Any notice required to be given by this Agreement shall be sufficiently served upon the Association by leaving the same at or sending the same by prepaid Registered post letter to the Registered Office for the time being of the Association and upon the Tenants by sending the same by prepaid Registered post letter to any one of them addressed to his usual or last known place of abode or business in England or to the Worshipful Master or Senior or Junior Warden or Treasurer for the time being of a Lodge or to any one of the Three principal officers or Treasurer of any other degree.

PART IV.  
 PROVISIONS APPLICABLE TO THIS PRESENT AGREEMENT  
 ONLY.

The SECOND Schedule before referred to.

Name of Lodge Chapter **MACHEN** No. **1782**

Date of Regular Meetings.....**Third Thursday**.....  
 in the months of:—

- |                 |       |       |
|-----------------|-------|-------|
| <del>Aug.</del> | Aug.  | Sept. |
| Sept.           | Oct.  | Nov.  |
| Oct.            | Dec.  | Jan.  |
| Nov.            | Feb.  | Mar.  |
| Dec.            | Apr.  | May.  |
| Jan.            | June. | July. |
| Feb.            |       |       |
| Mar.            |       |       |
| Apr.            |       |       |
| May.            |       |       |

First Meeting to be held on .....**20th October 1927**.....

Suite usually to be occupied by the Lodge or Chapter } **Large Suite**.....

PRINCIPAL OFFICERS

Full Name	Office	Signature
ALBERT HENRY LAWTON	W.M. or 1st Principal Officer	ALBERT HENRY LAWTON
HAROLD GEORGE NORRIS	S.W. or 2nd Principal Officer	HAROLD GEORGE NORRIS
HENRY GEORGE WILLMOT	J.W. or 3rd Principal Officer	HENRY GEORGE WILLMOT
WILLIAM ROE	Treasurer	WILLIAM ROE

Strike out where not applicable.

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