



MINUTE OF LEASE

between

Captain Henry Gore Hawker of Birichen,
Dornoch, hereinafter referred to as
the "Landlord",

and

John
John Geary, Wilson of Sunrise, Brora,
hereinafter referred to as the "Tenant".

- FIRST: The Landlord hereby lets to the Tenant, but expressly excluding all Assignees and Sub-Tenants except with the previous consent in writing of the Landlord, such consent not to be unreasonably withheld, (1) the exclusive right (so far as belonging to the Landlord) of shooting Grouse and all other game over the Landlord's Estate known as Birichen, including Lower Evelix Farm, in the Parish of Dornoch, and County of Sutherland, (2) the right of fishing on Lochs Lannsaidh and Laoigh and on the River Evelix from the left bank which forms the boundary of the Estate, together with the use of one boat on Loch Lannsaidh, the fishing on Loch Laoigh being jointly shared with the Cambusavie Estate.
- SECOND: The period of let shall be from the Twelfth day of August Nineteen hundred and thirty-two to the tenth day of September Nineteen hundred and thirty-two, both days inclusive;
- THIRD: The rent shall be ONE HUNDRED AND TWENTY POUNDS STERLING (£120.), which sum the said Tenant binds himself, his heirs, executors, and representatives, to pay to the Landlord's Factor on or before the Twelfth day of August Nineteen hundred and thirty-two with interest at Five pounds per centum per annum thereafter until paid, and the said rights of shooting and fishing shall not be exerciseable until the rent be paid;
- FOURTH: The Tenant shall be entitled from the Twelfth day of August till the termination of the let to the services of the resident Keeper whose wages shall be paid by the Landlord, the tenant being bound to pay all other servants and ghillies as may be required. The Tenant shall also be entitled to the use of five dogs belonging to the Landlord, and the use of the Kennels at Evelix for the period of the let. The Landlord shall pay all local rates and taxes exigible from the subjects;
- FIFTH: The Tenant shall not shoot more than One hundred and sixty brace of Grouse without the consent of the Landlord or his Factor. All game shall be shot in a fair and sportsmanlike manner according to the capabilities of the ground, and a sufficient breeding stock shall be left. It is understood that the right of shooting hereby let is subject to the statutory rights of the occupiers of the land;
- SIXTH: The Tenant shall keep from day to day an accurate list of the Grouse and other game killed and of the fish taken, and at the expiry of his tenancy, he shall be bound to supply a true copy of such list to the Landlord's Factor;
- SEVENTH: No warrandice is given by the Landlord as to the