

CAP. XXVIII.

Lessees to enjoy the Farm against the Tenants in Tail.

Where great number of the King's Subjects have heretofore taken Leases of Lands, Tenements, and other Hereditaments, for term of Years, and divers of them for term of Lives, and have given and paid great Fines and great Sums for the same, and also have been at great Costs and Charges, as well in and about great Reparations and Buildings upon their said Farms, as otherwise concerning their said Farms; (2) yet notwithstanding the said Fermors, after the Deaths or Resignations of their Lessors, have been, and be daily with great Cruelty expelled, and put out of their said Farms and Takings, by the Heirs or Successors of their said Lessors, or by such persons as have Interest therein after the Deaths or Resignations of their said Lessors, by reason of privy Gifts of Intail, or for that *the Lessors had nothing in the Lands, Tenements, or **322** other Hereditaments so letten, at any time of the Leases thereof made, but only in the Right of their Wives, or such other like cause, to the great Impoverishment, and in manner utter undoing of the said Fermors; (3) For Reformation whereof, be it ordained, established, and enacted by the King our Sovereign Lord, the Lords Spiritual and Temporal, and the Commons, in this present Parliament assembled, and by Authority of the same, That all Leases hereafter to be made of any Manors, Lands, Tenements, or other Hereditaments by Writing indented under Seal for term of Years, or for term of Life, by any person or persons being of full Age of twenty one Years, having any Estate of Inheritance either in Fee-simple or in Fee-tail, in their own Right, or in the Right of their Wives, or jointly with their Wives, of an Estate of Inheritance made before the Coverture or after, shall be good and effectual in the Law against the Lessors, their Wives, Heirs and every of them, according to such Estate as is comprised and specified in every such Indenture of Lease, in like manner and form as the same should have been, if the Lessors thereof, and every of them, at the time of the making of such Leases, had been lawfully seised of the same Lands, Tenements, and Hereditaments comprised in such Indenture, of a good, perfect, and pure Estate of Fee-simple thereof to their own only uses.