

II. Provided always, That this Act, or any thing contained, shall not extend to any Leases to be made of any Manors, Lands, Tenements, or Hereditaments being in the hands of any Fermor or Fermors by virtue of an old Lease, unless the same old Lease be expired, surrendered, or ended within one Year next after the making of the said new Lease; (2) nor shall extend to any new Grant to be made of any Reversion of any Manors, Lands, Tenements, or Hereditaments, (3) nor to any Lease of any Manors, Lands, Tenements, or Hereditaments which have not most commonly been letten to Ferm, or occupied by the Fermors thereof by the space of twenty Years next before such Lease thereof made; (4) nor to any Lease to be made, without Impeachment of Waste, (5) nor to any Lease to be made above the number of twenty one Years, or three Lives at the most from the Day of making thereof; (6) and that upon every such Lease there be reserved yearly during the same Lease, due and payable to the Lessors, their Heirs, and Successors, to whom the same Lands should have come **323** \*after the Deaths of the Lessors, if no such Lease had been thereof made, and to whom the Reversion thereof shall appertain, according to their Estates and Interests, so much yearly Ferm or Rent, or more, as hath been most accustomedly yeelden or paid for the Manors, Lands, Tenements, and Hereditaments so to be letten within twenty Years next before such Lease thereof made; (7) and that every such person and persons, to whom the Reversion of such Manors, Lands, Tenements, or Hereditaments so to be letten, shall appertain, as is aforesaid, after the Deaths of such Lessors, or their Heirs, shall and may have such like Remedy and Advantage, to all intents and purposes, against the Lessees thereof, their Executors and Assigns, as the same Lessor should or might have had against the same Lessees. (8) So that if the Lessor were seised of any special Estate tail of the same Hereditaments at the time of such Lease, that the Issue or Heir of that special Estate shall have the Reversion, Rents, and Services reserved upon such Lease after the Death of the said Lessor, as the Lessor himself might or ought to have had if he had lived.

III. Provided alway, That the Wife be made party to every such Lease which hereafter shall be made by her Husband of any Manors, Lands, Tenements, or Hereditaments, being the Inheritance of the Wife; (2) and that every such Lease be made by Indenture in the name of the Husband and his