

**TRANSLATION OF THOMAS DE ASTON'S CHARTER**  
**26<sup>th</sup> JUNE 1397**

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**Abstract:**

- King Richard licenses Thomas de Aston to build a Chantry Chapel at Wheaton Aston, Staffordshire on the 18th day of July in the 19th year of his reign and to endow it with property in Lincoln. Also to build an Almshouse next to the existing Chapel of St. Edmund at Spital on the Street, endowed by local Lincolnshire property, gifts of the king, and certain properties in Wheaton Aston.
- Thomas de Aston, in the 20<sup>th</sup> year of Richard's reign, formally endows his house with property and lays out rules.
- The whole endeavour is approved by Thomas and the Dean and Chapter of Lincoln on 26<sup>th</sup> June 1397.



To all sons of holy mother church, both now and in the future to whose notice the present ordinance shall come in the future, Thomas de Aston, clerk and canon of the cathedral church of the blessed Mary of Lincoln, salvation, which the death of the Redeemer has secured for us.

Whereas the most excellent and reverend prince and lord, the lord Richard by the grace of God King of England and France and lord of Ireland, on the 18th day of July in the 19th year of his reign, of his grace and at the supplication of his dearest kinsman Lord John de Bello Monte Knight, did grant graciously to me his letters patent of which the matter follows in these

words:

*“Richard by the grace of God King of England and France and lord of Ireland to all to whom the present letters shall come, greeting.*

*Know that of our special grace and at the supplication of our dearest kinsman John de Bello Monte, We have given and granted for us and our heirs as far as in us lies, to our beloved master Thomas de Aston, canon of the cathedral church of the blessed Mary of Lincoln, licence for him to make, found and establish afresh a certain chantry for one chaplain in the chapel of the holy and undivided Trinity of Wheaton Aston in Co. Stafford and that he may give and assign to the chaplain of the aforesaid chantry:*

- *two messuages and two shops with appurtenances in the parishes of St. Benedict and St. John the Baptist in the suburbs of Lincoln held of us, in burgage,*
- *and one messuage seventeen acres of land and six acres of meadow in Burton by Lincoln, held of us as it is said by the service of ten pence a year, commonly called Schireuestothe,*

*to be had and held by the same chaplain and his successors, chaplains of the same chantry in aid of their sustenance, to celebrate divine service forever in the said chapel of the Holy Trinity for the state of our health, of Thomas Archbishop of York, John bishop of Lincoln, John Duke of Lancaster and the aforesaid John de Bello Monte and Thomas while we shall live and for our souls when we leave this world, also for the souls of the 'lord Edward late king of England our grandfather, the lord Edward late prince of Wales our father, Anne late Queen of England our dearest consort, of the parents, friends and benefactors of the aforesaid Thomas and of all the faithful departed.*

*We also have granted and given licence for us and our heirs, as far as in us lies, to the aforesaid Thomas that he may build and construct afresh a certain house adjoining the west side of the chapel of St. Edmund King and Martyr of Spital on the Street and similarly that he may give and assign that house, when built and constructed, to a certain chaplain to celebrate divine service in the said Chapel of St. Edmund for the state of health and souls aforesaid according to the ordinance of Thomas himself to be made in this matter, for the habitation of certain poor and their successors there, together with a toft, with appurtenances, in the same township of Spital on the Street called the Royal Escheat, and we also have given and granted to the same Thomas towards the enlargement of the said house*

- *three messuages,*
- *six tofts,*
- *70 acres of land*
- *and 8 acres of meadow, with appurtenances,*

*in the same township of Spital on the Street, and the township of Hemswell, Stow St. Mary and Lea by Gainsborough, which are said to be held from us by service of 5d. and by doing suit at the court of Kirton in Lindsey twice a year and by rendering 18 pence a year to the Dean and Chapter of the church of the blessed Mary of Lincoln; for him and his successors, chaplains, to*

*have and to hold, for celebrating divine service in the ,said, chapel of St. Edmund as is aforesaid, in aid of their sustenance and for the augmentation of certain, poor living within the hospital of St. Giles by Lincoln and their successors forever.*

*We have granted, moreover, for us and our heirs aforesaid, as far as in us lies, to the aforesaid Thomas that he may grant a certain yearly rent of 4 marks from all his lands and tenements in the said township of Wheaton Aston within the demesne of Lappeley in the said County of Stafford which are not held from us, as it is said, to be received both by the aforesaid chaplain of the charity in the said chapel of the Holy Trinity of Wheaton Aston and by the aforesaid chaplain for celebrating divine Service, as is aforesaid, in the said chapel of St. Edmund ; to be held and received by the same chaplains and their successors for augmenting their aforesaid sustenance and that of the aforesaid poor, and of the certain poor living in the said house newly to be built by the said Thomas and their successors according to the ordinance of Thomas himself similarly to be made in this matter, forever.*

*We have granted also and given licence for us and our heirs aforesaid, as far as in us lies, to the aforesaid Thomas that he may give and assign 5 messuages and a garden, with appurtenances, in the said parish of St. Benedict and the parishes of St. Margaret in Pottergate Lincoln,, blessed Peter at the Arches, and St. Augustine in the same city, that are held from us in burgage, as it is said, to the aforesaid chaplain for celebrating divine services in the said chapel of St. Edmund as is, aforesaid for him and his successors, chaplains, to have and to hold, for celebrating divine service in the form aforesaid in augmentation of their sustenance and that of the aforesaid chaplain at the charity in the said chapel of Holy Trinity in Wheaton Aston and of their successors for celebrating divine service as is aforesaid also that of the aforesaid poor or of their successors according to the aforesaid ordinance forever.*

*And similarly We have given special licence, by contents of present writings, to the same chaplains of the chantry in the said chapel of Holy Trinity and to the aforesaid chaplain for celebrating divine service as aforesaid in the said chapel of St. Edmund that they themselves may receive ' and hold messuages, house, tofts, garden, shops, lnd and pasture aforesaid with appurtenances from the aforesaid Thomas separately or may receive and hold the aforesaid rent for themselves and their successors chaplains in the form aforesaid, as is aforesaid, the statute made concerning lands and tenements not being placed into mortmain notwithstanding or so far as certain of the lands and tenements aforesaid are held from us, not wishing that the aforesaid Thomas or his heirs or the aforesaid chaplains or their successors should be accused, molested, prosecuted in any way or oppressed by reason of the foregoing or of the aforesaid statute by us, or our heirs, justices, escheators, sheriffs, or any other bailiffs or ministers of ours or of our heirs whatsoever, with the exception however of customary services due to the chief lords of these fees (fiefs), in witness of which we have caused these letters patent to be made, witness myself at Westminster, the eighteenth day of July in the nineteenth year of our reign.*

“And whereas I have learned by the testimony of holy scripture it is a great work of piety and no small merit to exchange with wise zeal temporal, transitory and perishable possessions for those heavenly and everlasting by means of whose prayers for the souls of the departed, forgiveness for sins, and more than that, eternal joys in the presence of the highest giver of all good things, may more happily be obtained, considering finally moreover fervour of zeal and great devotion that many catholic men our predecessors in this life have had towards divine service while they lived their life among men, who, believing in this to be paying in manifold fashion thankful homage to their God drew up certain holy, devout, acceptable and sound ordinances to the honour of almighty God for the health of their souls equally and observing that human frailty is prone to evil and is unstable and that nothing for it is more certain than death, and that moreover each catholic ought to watch anxiously and pray, with tears that Jesus Christ son of the eternal father full of sweetness and abounding in sinless piety, by the offering of (holy ?) psalms at the altar and by the petitions of other devout prayers and also by the intercessions of the poor should be mindful of his most holy pity and out of the great abundance of his goodness should bestow on the unworthy sinner who has not yet fully gained forgiveness of sins nor saving grace, lamenting and weeping over the evils he has committed in the penitentiary of this life-good life and eternal rest, I make it known to all of you by these present letters that I, Thomas de Aston aforesaid, in virtue of the above written licence of the King and with the licence and consent of the other mesne lords, for the health of the aforesaid lord King and of Isabella his consort, of the Lord John Duke of Lancaster and the lady Katherine his consort and their sons, of the Lord Thomas Archbishop of Canterbury, John Bishop of Lincoln, of the Lords the dean and each of the

canons of the cathedral church of Lincoln aforesaid, Walter Tailboys Knight, his wife sons and all his ancestors, Sir Thomas de Aston Knight, Sir John de Carburton, chaplain and of me, still an open and most unworthy sinner, and of all our benefactors while we live and for our souls when we leave this light, also for the souls of Anne late Queen of England, Edward late King of England, Edward his eldest son, prince of Wales and the lady Joan his consort, Sir John de Bello Monte Kt., Sir Roger de Aston, Kt., John de Bultham, and also for the souls of William my father and Mathilda my mother and the rest of their ancestors, and specially for the souls of those from whom in my life knowingly or ignorantly I have receive temporal goods to the restitution of which I can be bound and compelled, have now built and constructed for making into a habitation for certain poor the aforesaid house adjoining the west part of the aforesaid chapel of St. Edmund King and Martyr of Spital on the Street, and moreover I have given and similarly assigned by my indented charter to the aforesaid chaplain of the aforesaid chantry of the aforesaid St. Edmund King and Martyr of Spital on the Street certain messuages, lands, meadows, a house, tofts, rents and a garden, with appurtenances more fully set out in the said letters patent, for the same chaplain and his successors, chaplains of the aforesaid Chantry to have and to hold in augmentation of the sustenance of the same chaplain and of the aforesaid poor and their successors according to my present ordinance, and as is more fully contained in my indented charter made for that purpose for them of which charter indeed the contents follows in these words :

*“Know all those present and to come, that I, Thomas de Aston, canon of the cathedral church of the blessed Mary of Lincoln, in virtue of a licence of the King and having received the necessary licence and consent of the mesne lords in this matter, moved by divine piety and for the health of my soul and of those of all my ancestors and my heirs, specially for the souls of those from whom knowingly or ignorantly I have received worldly benefits in my life to the restitution of which I am bound in any way, and for the souls of all the faithful departed, have given and assigned by this my charter here indented to Sir John de Swaton, chaplain of my chantry newly founded by me in the Chapel of St. Edmund King and Martyr of Spital on the Street,*

- *a certain house adjoining the west part of the aforesaid chapel of St. Edmund for the habitation of certain poor and their successors there,*
- *and a toft with appurtenances in the same township of Spital on the Street called a Royal Escheat given and granted to me graciously by our lord King in augmentation of the aforesaid house and the sustenance of seven poor living there,*
- *also 2 messuages,*
- *6 tofts, with appurtenances, in the same township of Spital on the Street in the township and territory of Helmswell namely a messuage with appurtenances that I held and obtained of Sir John Skayll, chaplain in the said Spital of the Street lying between the messuage of John Carter on the south and a toft with appurtenances which I held and obtained of Roger de Hakthorne in the same township and the territory of Glenthams lying between the messuage of John St. on the south and a toft of the Prior of St. John of Jerusalem on the north,*
- *and a messuage or tenement which I held and obtained of Thomas le Taylour of Helmswell and Alice his wife lying next to the church and cemetery of all Saints, Helmswell on the east,*
- *with all those lands, meadows, pastures, crofts, tofts, that the aforesaid Thomas held of John Matyne and Alice his wife of Somerby, and which are and were of the fee of Jollan Neville in the same township as in my charter here written more fully is contained,*

*for the same John chaplain of my aforesaid chantry newly founded by me in the aforesaid chapel of Spital on the Street, and his successors, chaplains of the same chantry, to have and to hold in augmentation of their sustenance and of certain poor living within the hospital of St. Giles by Lincoln, and their successors forever.*

*I have granted also to the aforesaid Sir John, chaplain of the foresaid chantry of Spital on the Street, 3 shillings and 4d. of a certain yearly rent of 4 marks, to be paid yearly in Wheaton Aston on the feast of All Saints forever from all my lands and tenements in the said township of Wheaton Aston, within the demesne of Lappeley in Co. Staff. for the said John and his successors, chaplains of the aforesaid chantry of Spital on the Street, to have and receive in augmentation of their sustenance and of that of certain poor living within the said hospital of St. Giles by Lincoln and certain poor in the aforesaid house of Spital on the Street newly built by me, and their successors according to my ordinance to be made concerning that matter forever.*

- *I have given and assigned moreover to the aforesaid John the chaplain, three messuages, two cottages, a garden, with appurtenances, in the parishes of St. Benedict, St. Margaret in Pottergate, the blessed Peter at Arches and St. Augustine, Lincoln, namely a messuage that was Sir John de Carberton's chaplain, in the parish as is aforesaid of St. Benedict, Lincoln, lying between the tenement formerly of Christine Quest on the north and the tenement formerly of William Belle on the south and east and it abuts on the King's Highway on the west and a messuage from the same John lying in the parish of St. Peter at Arches, Lincoln, in the street called Saynt Mary Stygh between the tenement of John de Seuerby on the east and upon Walkerne Lane on the west and it abuts on the south on the tenement of John de Seuerby aforesaid and towards the north on St. Mary Stygh*
- *and 2 messuages or cottages from the same Sir John lying together in the parish of Saint Augustine in the street called Belderne Lane between the tenement formerly of William Huchon on the north, and the tenement formerly of Edisse de Tetteford on the south and it abuts on Bederne Lane aforesaid towards the west and on the land of the blessed Mary of Lincoln on the east,*
- *and 1 messuage and 1 garden with appurtenances lying, in the parish of St. Margaret on the Hill, Lincoln, in Pottergate, between the land formerly of Robert Oueray on the north and a certain croft called Joycroft on the east, and it abuts on the King's highway towards the east and the west, as in the charters and muniments drawn up on the matter is more fully contained*

*for the same John, the chaplain, and his successors, chaplains of the aforesaid chantry, to have and to hold in augmentation of the sustenance of the Sir William Hyde, chaplain of a, certain chantry now newly founded and ordained by me in honour of the holy and undivided Trinity in the chapel of Wheaton Aston aforesaid and of the said Sir John de Swaton, chaplain aforesaid, of Spital of the Street and his successors, chaplains of the aforesaid chantry, and of the said poor according to my ordination as aforesaid forever, from the chief lords of the fees by the services due 'to them by right and custom (they shall be) free, quit and released none the less of all earthly service or secular exaction or demand in any way concerning me or my heirs.*

*And I, Thomas de Aston aforesaid and my heirs, aforesaid will warrant against all people forever the house, seven tofts, 2 messuages, and 8 acres of meadow with appurtenances and the aforesaid 3s. 4d. of the said yearly rent forever of 4 marks given granted and assigned above to the aforesaid Sir John de Swaton, to him and his successors, chaplains in the aforesaid chapel of St. Edmund of Spital on the Street in augmentation of his sustenance and of his successors and of the aforesaid poor living both within the said hospital of St. Giles and within the God's house or hospital of Spital on the Street as is aforesaid*

*And the aforesaid 5 messuages and garden with appurtenances given granted and, assigned above to the aforesaid John to him and his successors, chaplains of the aforesaid chantry in augmentation of the sustenance of the aforesaid chaplains and poor and their successors, in testimony, of which I have placed my seal to these documents, these being witnesses, Gerard of Southwell, John Tournay, Nicholas Tournay, Richard Peryssone, John Peryssone, Robert Bekke, Robert de Sutton, Thomas de Carlton, Thomas de Castell, John de Yorke of Lincoln and others dated at Lincoln on the feast of St Barnabas the Apostle, in the 20th Year of the reign of King Richard the Second after the conquest of England.*

And moreover, I will and ordain and establish, by my present ordinance that the aforesaid John de Swaton chaplain of the aforesaid chantry in the aforesaid chapel of St. Edmund of Spital on the Street and his successors, chaplains of the same, in the same chapel of St. Edmund, according to my present ordinance, unless failing for some just and lawful impediment, shall devoutly say and celebrate matins, the ceremonial hours, Placebo and Dirige, with the commendation of souls and mass according to the use of Sarum daily in the said chapel forever for the above mentioned souls, in general and in particular,

I also will and ordain that in the aforesaid God's house or hospital adjoining the aforesaid God's House or hospital adjoining the aforesaid chapel of Spital on the Street already founded by me with the mediation of

God's assistance, in honour of the holy and undivided Trinity and of the blessed Mary the glorious Virgin and of St Edmund King and Martyr, there shall be seven obviously, poor dwelling together forever.

The appointment, presentation, admission, and the visitation, correction, removal and deprivation of the same poor and the chaplains of the aforesaid chantry of Spital on the Street, and the supervision and ordering in every way of the lands, tenements, and possessions acquired for the same hospital or God's house and chantry and hereafter to be acquired I will specially be reserved to me during my life. But after my death will that the aforesaid John de Swaton, chaplain of my aforesaid chantry of Spital on the Street, and his successors, with the assent of one of the more important men of the said township of Spital on the Street and particularly of the one who holds my house there, if he shall be honest and discreet, as often as it shall happen that, that said hospital or God's house of Spital on the Street lacks the number of seven poor as is aforesaid they shall make up the poor to the number of seven within eight days immediately following a vacancy of this kind, choosing in their joint knowledge such obvious poor as shall be wasted away or reduced by a grave and obvious infirmity of body or by great age or by excessive and lawful labours, or who in this generation shall, have come, to misery, penury or obvious poverty by the unavoidable loss of their worldly goods, happening obviously not by their own fault but by unexpected misfortune as they would wish to answer before the severe judge in the last judgment.

These poor thus elected after my death, within 8 days next following their election, I will to be admitted, having been presented to the Dean and Chapter of Lincoln, or, the Dean being absent, having been presented to, the said chapter, provided however that the said elected persons shall be considered admitted on that occasion if by weakness of body or any other obvious cause they have been hindered by some cause At any rate from coming to the presence of the said Dean and Chapter, or of the said Chapter, in the, Dean's absence, provided that the aforesaid electors, or one of them shall be on oath, in this kind of presentation, both as to the ' vacancy and to the weakness or poverty of, any poor person, that is presented as aforesaid.

Moreover because it would be useless to ordain anything unless there were those to watch over it and preserve it, I wish that the said Sir John de Swaton, chaplain of the perpetual chantry of Spital on the Street, newly founded by me and his successors in the said chantry, chaplains, who shall be for the time wardens and masters of the said hospital of God's house of the poor living in it of the number and condition as aforesaid, shall be admitted by me while I live or by the Dean and Chapter or by the Chapter in the Dean's absence after my death, and shall well and faithfully collect and receive the rents and each of the emoluments belonging to the same hospital or in future to belong, and shall carry out due repairs, also, to all lands and tenements at present belonging to the said hospital or any increase in the future, by the devotion of the people, both in roofing and, the various necessities pertaining to repairs and at the expense, of the said hospital whenever there shall be need shall rebuild the same tenements and repair them ;and each week forever, or at least each month, shall pay or cause to be paid, to each poor- person as aforesaid for each week seven pence, in ready money.

And if it happens that any chaplain wishes to spend his days in the same hospital being reduced to want by obvious poverty or infirmity, provided that he be included in the number of those seven poor, I will that ten pence shall be paid to him by the same, warden for the time being each week in respect for his condition and his order.

Of these seven poor indeed I will that one shall be younger and stronger than the others, either man or woman so long as she is chaste and of good life and character, to be able and to be obliged to minister, to, the wants of her weaker fellows in food, laundry and other necessities.

Also I ordain and lay, down that the said Sir John and his successors, wardens of the said hospital as aforesaid, shall actually pay or cause to be paid from the same tenements seven and a half marks in cash to Sir William de Hyde, chaplain, or his proctor lawfully constituted in that matter and to his, successors, chaplains of the perpetual chantry in the chapel of Wheaton Aston situated in the parish of Lappeley, Co, Stafford, founded by me, without any delay, namely at Michaelmas in the church of Lincoln forever on the last day but one of September, for his whole salary, as in my other ordinance of my chantry of Wheaton Aston in honour of the holy and undivided Trinity, newly founded by me, is more fully stated.

I will also that the same John, the afore-mentioned warden and his successors, from the same rents and tenements, shall pay 13s. 4d. each year to Joan de Baggeley, a nun living in Broadholme Priory, during her life only.

And I also will that from the aforesaid rents and tenements two marks shall be paid yearly, forever in the church of Lincoln by, the said John the warden and his successors, to the Clerk of Re and Ve (*sic*) of the church of

Lincoln to hold and celebrate my Obit and the Obit of Sir Richard de Beverley formerly Canon of the same church on one day together, namely on. the feast of St. Michael in Monte Tumba or within four days next following from them, of which two marks aforesaid the canons resident and present at the said Obit for the whole office shall have thirteen shillings and four pence, the clerk of the Altar of St. Peter if he shall be present for the whole office, 6d., the vicars of the church present and taking part in the whole office, five shillings, the chaplains also of the aforesaid church, wearing the habit and present for the whole office in the said Obit, five shillings, each of the choristers one penny, each of the poor clerks one penny if they shall be present and praying for our souls, the bell ringers four pence, to the clerk of the Common Fund three pence, to the clerk of Re and Ve two pence.

Because where goods are sufficient, Christians and especially Christ's soldiers, to wit the priests, are bound to give with joy for this, I will that after the death of Sir John de Carberton, Chaplain, and not earlier unless it should please him during his life, from the same lands and tenements, the warden John and his successor for the time being shall pay twenty six shillings and eight pence a year forever to the poor living in a certain hospital of St. Giles near Lincoln, so that each poor person in the aforesaid hospital of St. Giles from the said sum shall be able each week to receive and have a half penny.

And in order that the said Sir John the warden aforesaid and his successors may be more inclined and moved to undergo and perform the charges contained in this ordinance I will that as long as they undertake the said charges they shall receive for their salary and sustenance each year forever from the said lands and tenements one hundred shillings sterling with a respectable house of which they can dispose at their own free will.

Also the same John or any of his successors, chaplain of the aforesaid chantry in the chapel of Spital in the Street. aforesaid of St. Edmund newly founded by me, shall receive and occupy no other ecclesiastical or secular benefice by whatever name it is reckoned along with aforementioned chantry nor shall he exchange it for another benefice in any manner, but for the time that he shall occupy the said chantry shall be quite content with his chantry and appurtenances, the ministry committed to him in that manner.

But if the aforesaid chaplains should reach old age or incur some grave infirmity so that they are unable to bear the burdens contained in the present ordinance, then by me, if I am living, and after my death by the mandate of the often mentioned Dean and Chapter, or the Chapter in the Dean's absence, one shall be appointed at the expense of the same chaplain and warden for the time being for repairing the tenements and collecting the aforementioned revenues and distributing them among the poor in the manner above declared in return for a suitable sum.

Also I will and ordain that after my death the clerk of the Common Fund of the canons of the church of Lincoln for the time being, on the verbal orders of the Dean and Chapter of the same church, or of the Chapter in the Dean's absence, shall go at least once a year if it please him, for the love of God, to see how, the houses assigned to the poor are repaired and how necessaries are ministered to the poor living in the said hospital; to which clerk indeed the said chaplain and warden shall be bound to render a true account and statement (financial) of an received and spent by him each year and the said clerk of the Common Fund shall receiver in return for his, work at the time of the audit before mentioned three shillings and four pence at the hands of the same warden each year, and a share in the prayers of the aforesaid chaplains and of the poor forever. But if the same clerk is not at liberty to come personally to the same hospital as is aforesaid, he may be allowed to hear the same account in the common chamber of the church of Lincoln or anywhere else at his own free will.

Also the same chaplain and warden for the time being is under obligation to the said poor to administer the sacraments to them at seasonable times, provided that the assent to the rector of the church of Hemswell All Saints for the time being is given; otherwise the rector himself shall perform and be obliged to perform the duty which is incumbent on him.

But if the said chaplain and warden shall not observe or negligently perform the duties contained in that ordinance, or shall be notably wasteful, if he does not amend his ways after the third warning by me, during my life, or by the aforesaid Dean and Chapter, or by the Chapter the Dean being absent, then I during my life, as aforesaid, I shall reserve to me, and after my death to the Dean and Chapter, or the Chapter in the Dean's absence, the right to remove him from his office and rule as warden without any legal formality, and to deprive him of the hundred shillings given to his chantry, substituting another suitable person in his place, the said hundred shillings to be assigned for his trouble to the substitute until the same chaplain and warden gives real warranty or security that. he will observe faithfully all written above and below as far as it concerns him, the right

and power of administering being preserved for his successor chaplain, in the same chantry provided that he shall be found suitable for this.

And further because there is nothing more pleasing to God in his ministers than purity cleanness and chastity of life, which alone, with faith can present the souls of men to God, I ordain and lay down that if the aforesaid chaplain shall have hem reproved once and a second and third time for sins of the flesh by me during my life and after my death by the aforesaid Dean and Chapter, or, the Dean being absent, by the Chapter, and if, which God forbid, he shall in addition be convicted a fourth time or be publicly disgraced before good and worthy citizens be unable to clear himself before the Dean and Chapter, or before the Chapter in the Dean's absence shall be deprived by that very fact forever of his chantry and of all right that he has and removed by me or the said Dean and Chapter, or the Chapter in the Dean's absence, and having been removed he shall be bound to submit to a removal of this kind under due oath and without contradiction and another suitable chaplain immediately as aforesaid, being presented to his place by those who have the right to present for that time all appeal or legal remedy whatsoever by the said chaplain deprived as aforesaid against the aforementioned actions being made and done being totally postponed and removed.

Also, I will that all money, given in whatever manner by popular devotion to the aforesaid poor shall be placed in a strong and immovable box bound with iron and with two locks and iron keys and bound with an iron chain near the great window or some other safer place, of which money thus placed and listed in the box, two-thirds shall be reserved for the repairing of houses, lands and tenements before written and one-third for the sustenance of the same poor shall be divided among them by their warden in equal parts, and one key of the same box shall remain in the custody of the aforesaid warden and chaplain for the time being, and the other in the custody of the trustworthy parishioners of Spital on the Street so that all opportunity for fraud and theft may be removed from it.

Further, each one of those poor shall be bound, if he can conveniently and without weariness, to say divine prayer twenty times each day, namely ' Our Father ' with, the angelic greeting, namely Ave Maria, and three times the ' creed ' with other suitable prayers and devotions.

And after the hour of Vespers, if there be any clerks among them, they shall be bound to say each day the psalm De Profundis and 3 collects namely ' Inclina, ' Miserere ' and ' Fidelium ' for the souls of those abovementioned and the benefactors of the said hospital or God's horse, and if the same chaplain and warden is not obviously occupied in other business of the aforesaid hospital I will that he shall be bound to say ..... the same collects each day, reverently, in the presence of the said poor.

Moreover, if any of the said seven poor, being of sound mind shall be a trouble maker, among his fellows, sower of words and strife or intemperate, or wanton or shall be found unbearable in any other way against good behaviour, and shall not be able to abstain although reproved and corrected by me or the said chaplain, the warden, three times, let him be expelled forthwith without delay by me or the said chaplain and another suitable person be substituted in the manner above said, in his place.

Also I will and ordain that in the case of any of the said seven poor being thus elected and received as a fellow and brother of the said hospital or God's house, after his death all his movable and immovable goods wherever or in, whose hands they shall be found, both in bedding, bodily ornaments, and gold and silver and in all his other property, shall remain to his brothers and, fellows aforesaid that is to the poor, for the increase of their sustenance and the repair of the same houses lands and tenements according to the ordinance and discretion of the said warden and two worthy and influential men of the, same township of Spital On the Street, unless any of the poor at the time of his shall have a wife and wishes in due measure to share his goods with her, in which case under the inspection of the warden he shall certainly be allowed to share them.

But if any of the said seven poor shall wish to leave the hospital *and* his fellows forever, or shall have been deprived and removed from it for some just and reasonable cause, I will that he leave only one cover for covering the bed in which he slept in the same hospital, unless he shall wish to bestow of his liberality on the poor any other goods at least of the value of the same cover, and another suitable person, in the manner mentioned before, shall be substituted in his place.

And each of the aforementioned seven poor on his reception and admission to the same hospital shall take a bodily oath firmly to hold and observe and keep faithfully all and everything as above written and ordained.

Item, the aforesaid warden and chaplain of the said chantry for the time being shall hand on complete and, without diminution to his successor all the books chalices and other ornaments of the altar and all goods received by him, delivered to him on account of the aforesaid chantry and hospital or God's house, namely:

- a good missal of the value of 30 shillings
- and two pairs of vestments of silk worth 4 marks,

together with other ornaments of the altar in a short time or in future to be delivered to the aforesaid chantry, except those worn out by use or otherwise perished, in the place of which he ought and is bound to purchase and replace, in the presence of two of the more influential men of the said parish or township, other similar ornaments of equivalent value.

And all also all worn out damaged and used up goods as often as need arises he is bound to renew and mend or cause to be repaired from the goods and revenue of the aforesaid lands and tenements, of which goods all and singular thus received indentures shall be made, of which one part shall remain in the possession of the rector of Hemsweil aforesaid for the time being ? unless delaying In distant parts (some words missing) ? or ? two of the more influential men in Spital and the other in the possession of the Chaplain as long as he shall live, which goods contained in this indenture and the indenture itself after the death or departure of the aforesaid chaplain until another shall have been admitted to the same chantry shall be in the custody of the aforesaid two parishioners to be delivered to the future successor.

Item. If it happen in future that rabbits are produced and multiplied in my gardens and crofts I will that half of them shall be had by the aforesaid poor for their refreshment under the supervision and ordering of the said chaplain who shall be bound to distribute a part himself to those who are sick before all others and the other half shall be had by my tenants in aid and relief of their rent. Similarly and in the same manner, in the event of a dove-cote being built and erected there, the said poor shall have half the doves and my tenants the other half, as aforesaid.

And because many travellers are defrauded of their masses on account of the lack of books, chalice, ornaments and vestments, I wish that if it shall happen that the aforesaid chaplain shall be away for a day or two from the same hospital, all the aforementioned appurtenances for mass shall remain with the tenant of my house, if he is considered faithful and suitable, to have and keep in his aforesaid house, if he shall be willing, otherwise in the custody of two or one of the more worthy of the same township ship of Spital, provided that they are ready and prompt to the honour of God for all those wishing to celebrate mass them every day forever without any fraud or contradiction.

Also the aforesaid chaplain and warden for the time being shall be sworn, on his own admission, on the holy gospel, touching it with his own hand, that he will defend with all his power and observe in every respect faithfully and inviolably with all his strength, so far as they concern himself, all and every particular contained any where in the present ordinance.

And because by chance this will or ordinance of mine may be in want of change, addition, diminution, clarifying or re-casting now or perhaps in future shall be in want of it by reason of the passage and changes of time, I grant as a gift and specially reserve to the Dean and Chapter of the church of Lincoln aforesaid or the Chapter in the Dean's absence, and their successors for the time being, the special power of adding to, diminishing, making clear, bring and reducing into a better and more competent form in matter charges and form this my ordinance or will as often as it shall seem to be expedient by the weighty consideration of sound discretion.

And to all and each of those things as beforesaid laid down ordained and disposed by me and to the inviolably observed the Dean and Chapter mentioned above for them and their successors have given their unanimous and express assent.

And both the said Dean and Chapter with their common seal and I the aforesaid Thomas with my seal give secure testimony and faith to this my present ordinance in an and each of the foregoing, dated and done in the Chapter House of the Church of Lincoln on the 26th day of the month of June in the year of Our Lord one thousand thirteen hundred and ninety seven.

And we, the Dean and Chapter of the aforesaid Church of Lincoln, by diligent treatment in our chapter specially summoned for this all the above things ordained and laid down above by the said Thomas de Aston as pious, just, memorable and lawfully made, specially and expressly as far as it concerns us, our unanimous assent on these things being had beforehand, for the extension of divine service approve them for us and our successors and hold them sure and acceptable and ratify and confirm them for ourselves and our successors by the contents of these present writings.

In testimony and faith of all which we have caused this present ordinance to be confirmed with the sealing of our common seal. Dated and done in our chapter house, the day, month and year of Our Lord above written.

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