

12. CROWN AGENTS..... 10.7.37.
Encls. copy of agreement in connexion with lease of
additional rooms 133-5 in Grand Buildings and states
that necessary payments are being made from funds
of three Govts. concerned.

Party
C. P. Smith
1417
at home

12

The East Africa Department,
COLONIAL OFFICE

RECEIVED
12 JUL 1937
RECEIVED
12 JUL 1937
C O

With reference to your minute No.38179/22/37
of the 7th July, I enclose, for record, copy of the
agreement in connection with the lease of the additional
rooms 133-5 in Grand Buildings, taken on behalf of the
Governments of Kenya, Uganda and Tanganyika Territory

The necessary payments in this connection are
being made from the funds of the three Governments
concerned in accordance with your minute quoted.

A.S. Blumfield

"O" Department,
Crown Agents Office

10.7.37

AN AGREEMENT made the 25th day of June

One thousand nine hundred and thirty seven BETWEEN GRAND BUILDINGS (TRAFALGAR SQUARE) LIMITED whose registered office is situate at Grand Buildings, Trafalgar Square in the County of London (hereinafter called "The Landlord") of the one part and THE CROWN AGENTS FOR THE COLONIES of 4 Millbank in the County of London acting for and on behalf of THE GOVERNMENTS OF KENYA, UGANDA and TANGANYIKA TERRITORY (hereinafter called "The Tenant") of the other part WHEREBY

1. THE Landlords agree to let and the Tenant agrees to take all those rooms numbered 133 and 135 on the First Floor of Grand Buildings, Trafalgar Square, aforesaid as shown on the plan hereto annexed and thereon coloured pink with the use in common with other persons entitled thereto of the lavatories and conveniences hitherto used and enjoyed therewith and together also with the use of the lifts (during such hours as they are working) corridors passages staircases and the entrance halls of Grand Buildings aforesaid leading thereto.
2. THE Tenancy shall commence as from the 24th day of June One thousand nine hundred and thirty seven and continue for a term of One year and thereafter until determined as hereinafter provided.
3. THE rent shall be £110 (One hundred and ten pounds) per annum inclusive of all rates and outgoings payable quarterly in advance on the twenty fifth day of March, the twenty fourth day of June, the twenty ninth day of September and the twenty fifth day of December in every year the first payment to be made on the twenty fourth day of June One thousand nine hundred and thirty seven and to be a quarter's rent as from the twenty fourth day of June One thousand nine hundred and thirty seven.
4. THE Landlords reserve the right:-
 - (a) At all reasonable times during the tenancy to enter and examine the state of repair of the premises for the purpose of painting cleansing or repairing the exterior walls or executing repairs or additions or alterations to any part of Grand Buildings or for erecting repairing or maintaining any

- (k) Not to assign underlet or part with the possession of the premises of any part thereof without the written consent of the Landlords.
- (l) Not to use or allow to be used the rooms or any part thereof as the office of any public or private Company except in the cases of companies of repute and not likely to bring discredit on Grand Buildings.
- (m) To keep the windows in the rooms properly cleansed and to cover the floor of the rooms with such floor covering as may reasonably be required for purpose of lessening noise.
- (n) To keep the rooms in good decorative repair and condition and so deliver them up at the end of the tenancy together with all Landlords fixtures and fittings (damage by fire only excepted)
- (o) To permit persons with written authority from the Landlords or their Agents during the three months immediately preceding the termination of the tenancy (however the same may be determined) at reasonable times in the day to view the premises.

6. THE Landlords agree to observe the following stipulations:-

- (a) To pay all rates and outgoings in respect of the premises.
- (b) To keep the radiators in the rooms reasonably heated during cold weather.
- (c) To keep the lifts corridors passages and staircases sufficiently lighted and cleansed and the said rooms dusted and cleaned daily.
- (d) To insure and keep insured against fire the building of which the said rooms form part.
- (e) To permit the tenant or he shall actually pay the rent reserved and observe the stipulations herein on his part contained to enjoy the premises without any disturbance by the Landlords or those lawfully claiming under or in trust for them.

7. PROVIDED also and it is hereby agreed:-

- (a) In case the premises shall be destroyed or rendered unfit for occupation by fire (unless the insurance shall have been vitiated by the act or default of the tenant) the rent hereby reserved shall from the date of such destruction or damage until the premises have been reinstated and made fit for occupation be suspended.
- (b) The Landlords shall not be responsible to tenants or any of his employees or licensees for any loss damage or expense in respect of any telegram, letter, parcel or other property of the tenant or any other person which may be left or entrusted to any servant or employee of the Landlords.

8. THE Tenancy may be determined:-

- (a) By the Landlords who may forthwith re-enter upon the premises if at any time any portion of the rent hereby reserved be in arrear for twenty-one days (whether legally demanded or not or in the event of the tenant permitting a receiving order in Bankruptcy to be made against him (or in the case of a Company in the event of the making

of an effective order for winding up whether voluntary or otherwise) or failing to perform or observe any of the stipulations on his part herein contained.

- (b) At the end of the said term or of any quarter thereafter by either party giving to the other three calendar months' notice in writing to that effect.

9. THE Crown Agents for the Colonies enter into this Agreement for the purpose of binding the Governments of Kenya, Uganda and Tanganyika Territory but they shall not, nor shall any officer of the said Governments be in any way personally liable for or in respect of any matter or thing hereby made obligatory on the said Crown Agents for the Colonies or the said Governments.

AS WITNESS the hands of CYRIL CHARLES WEBB BURRAGE for and on behalf of the Landlords and of Sir Percy Hubert Ezechiel, K.C.M.G.

One of the Crown Agents for the Colonies the day and year first above written:

Witness to the signature of:

Sir Percy Hubert Ezechiel, K.C.M.G.

(Sgd.) R.H. Ezechiel

Signature: (Sgd.) R. Rae

Address: Millbank,
London, W.P.

Occupation: Civil Servant

Witness to the signature of
Cyril Charles Webb Burrage

(Sgd.) C.C.W. Burrage

Signature (Sgd.) Joan Greenwood

Address: May Trees Corner,
Beaconsfield,
Bucks.

Occupation: Private Secretary

ms

G. O.

Mr.
Mr.
Mr.

Sir C. Parkinson.
Sir G. Tomlinson.
Sir C. Bottomley.
Sir J. Shuckburgh.
Permt. U.S. of S.
Parly. U.S. of S.
Secretary of State.

DRAFT.

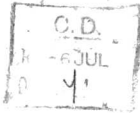
FURTHER ACTION.

5/17/29/22(2)

Exmouth 6/7/37 f.

53

11



for my signature
C. D. [Signature]

Crown Affairs.
O. Dept.

With reference to your minute
of the 7th of May (No. of Min. 865a) and the
Subsequent telephone
Conversation regarding
expenditure on the
additional premises at
Grand Buildings; As
the ports of Bona, Guiana
and Paramaribo have
agreed to contribute up
to £45 each in the
course of the current
year, it will be in order
for you to pay any claims
that may be received
during 1937, within the
amount provided, and to
debit the cost to the
three Governments in
equal proportions.

(Sgt). e. growth.
E. A. Dept
7 Colonial Office

RECEIVED
17 JUN 1937
C. O. REGY

The East African Department,
COLONIAL OFFICE.

6

With further reference to your minute 38179/22/37 of the 19th April, and in continuation of our minute of the 7th May, we attach a copy of further correspondence with the Commissioner, Eastern African Dependencies Trade and Information Office, on the subject of the proposed lease of additional premises in Grand Buildings, on behalf of the Governments of Kenya, Uganda and Tanganyika Territory.

9.6.37.
& encl.

11.6.37.

16.6.37.

We propose to conclude the matter accordingly, and a copy of a letter which we have now addressed to Grand Buildings (Teafalgar Square) Limited on the subject, is also enclosed.

"O" Department,
Crown Agents, 16th Dec.
16th Dec, 1937

COPY OF LETTER FROM CROWN AGENTS, TO THE COMMISSIONER,
EASTERN AFRICAN DEPENDENCIES TRADE AND INFORMATION
OFFICE.

9th June, 1937.

Sir,

With reference to your letter No. 3935/37 of the 29th April, we have now received the accompanying draft agreement from Grand Buildings Ltd. in connection with the proposed lease of further premises.

2. The only comments which occur to us in connection with the agreement as drafted, are:-

- (a) It would doubtless be preferable for the three Governments concerned to be specifically mentioned in the preamble, instead of as drafted, and for corresponding alterations to be made in Clause 6. Please let us know whether you agree.
- (b) According to Clause 8b of the draft the tenancy will be quarterly after the first year. Please let us know whether you consider this to be satisfactory.
- (c) Pending the receipt of a plan, which has been promised under separate cover, we do not know whether the rooms mentioned as Nos. 133-135 are those you intend to take. We will refer the plan to you when it reaches us and you will no doubt confirm the numbers of the rooms.

3. We shall be glad to know whether you have any other observations before we proceed.

I am, Sir,

Your obedient servant,

(Sgd.)

for Crown Agents.

13

A N A G R E E M E N T made the _____ day of _____
One thousand nine hundred and thirty seven BETWEEN GRAND
BUILDINGS (TRAFALGAR SQUARE) LIMITED whose registered office
is situate at Grand Buildings, Trafalgar Square in the County
of London (hereinafter called "The Landlord") of the one part
and THE CROWN AGENTS FOR THE COLONIES of 4 Millbank in the
County of London acting for and on behalf of HIS MAJESTY'S
EASTERN AFRICAN DEPENDENCIES (hereinafter called "The Tenant")
of the other part WHEREBY

1. THE Landlords agree to let and the Tenant agrees to take all those rooms numbered 133 to 135 on the first floor of Grand Buildings, Trafalgar Square aforesaid as shown on the plan hereto annexed and thereon coloured pink with the use in common with other persons entitled thereto of the lavatories and conveniences hitherto used and enjoyed therewith and together also with the use of the lifts (during such hours as they are working) corridors passages staircases and the entrance halls of Grand Buildings aforesaid leading thereto.
2. THE tenancy shall commence as from the 24th day of June One thousand nine hundred and thirty seven and continue for a term of One year and thereafter until determined as hereinafter provided.
3. THE rent shall be £110 (One hundred and ten pounds) per annum inclusive of all rates and outgoings payable quarterly in advance on the twenty fifth day of March, the twenty fourth day of June, the twenty ninth day of September and the twenty fifth day of December in every year the first payment to be made on the twenty fourth day of June One thousand nine hundred and thirty seven and to be a quarter's rent as from the twenty fourth day of June One thousand nine hundred and thirty seven.
4. THE Landlords reserve the right:-
 - (a) At all reasonable times during the tenancy to enter and examine the state of repair of the premises for the purpose of painting cleansing or repairing the exterior walls or executing repairs or additions or alterations to any part of Grand Buildings or for erecting, repairing or maintaining any electric or other sign or attachment to the exterior walls.

RECEIVED
17 JUN 1937
C. O. REGY

The East African Department,
COLONIAL OFFICE.

6
9.6.37.
& encl.
11.6.37.

With further reference to your minute 38179/22/37 of the 19th April, and in continuation of our minute of the 7th May, we attach a copy of further correspondence with the Commissioner, Eastern African Dependencies Trade and Information Office, on the subject of the proposed lease of additional premises in Grand Buildings, on behalf of the Governments of Kenya, Uganda and Tanganyika Territory.

16.6.37.

We propose to conclude the matter accordingly, and a copy of a letter which we have now addressed to Grand Buildings (TrataIgar Square) Limited on the subject, is also enclosed.

"O" Department
Crown Agents
6th Dec. 1937

COPY OF LETTER FROM CROWN AGENTS, TO THE COMMISSIONER,
EASTERN AFRICAN DEPENDENCIES TRADE AND INFORMATION
OFFICE.

9th June, 1937.

Sir,

With reference to your letter No.3935/37 of the 29th April, we have now received the accompanying draft agreement from Grand Buildings Ltd. in connection with the proposed lease of further premises.

2. The only comments which occur to us in connection with the agreement as drafted, are:-

- (a) It would doubtless be preferable for the three Governments concerned to be specifically mentioned in the preamble, instead of as drafted, and for corresponding alterations to be made in Clause 7. Please let us know whether you agree.
- (b) According to Clause 8b of the draft the tenancy will be quarterly after the first year. Please inform us whether you consider this to be satisfactory.
- (c) Pending the receipt of a plan, which has been promised under separate cover, we do not know whether the rooms mentioned as Nos.153-155 are those you intend to take. We will refer the plan to you when it reaches us and you will no doubt confirm the numbers of the rooms.

3. We shall be glad to know whether you have any other observations before we proceed.

I am, Sir,

Your obedient servant,

(Sgd.) ?

for Crown Agents.

43

A N A G R E E M E N T made the _____ day of _____
One thousand nine hundred and thirty seven BETWEEN GRAND
BUILDINGS (TRAFALGAR SQUARE) LIMITED whose registered office
is situate at Grand Buildings, Trafalgar Square in the County
of London (hereinafter called "The Landlord") of the one part
and THE CROWN AGENTS FOR THE COLONIES of 4 Millbank in the
County of London acting for and on behalf of HIS MAJESTY'S
EASTERN AFRICAN DEPENDENCIES (hereinafter called "The Tenant")
of the other part WHEREBY

1. THE Landlords agree to let and the Tenant agrees to take all those rooms numbered 133 to 135 on the first floor of Grand Buildings, Trafalgar Square aforesaid as shown on the plan hereto annexed and thereon coloured pink with the use in common with other persons entitled thereto of the lavatories and conveniences hitherto used and enjoyed therewith and together also with the use of the lifts (during such hours as they are working) corridors passages staircases and the entrance halls of Grand Buildings aforesaid leading thereto.
2. THE tenancy shall commence as from the 24th day of June One thousand nine hundred and thirty seven and continue for a term of One year and thereafter until determined as hereinafter provided.
3. THE rent shall be £110 (One hundred and ten pounds) per annum inclusive of all rates and outgoings payable quarterly in advance on the twenty fifth day of March, the twenty fourth day of June, the twenty ninth day of September and the twenty fifth day of December in every year the first payment to be made on the twenty fourth day of June One thousand nine hundred and thirty seven and to be a quarter's rent as from the twenty fourth day of June One thousand nine hundred and thirty seven.
4. THE Landlords reserve the right:-
 - (a) At all reasonable times during the tenancy to enter and examine the state of repair of the premises for the purpose of painting cleansing or repairing the exterior walls or executing repairs or additions or alterations to any part of Grand Buildings or for erecting, repairing or maintaining any electric or other sign or attachment to the exterior walls.

- (b) To utilise the exterior of Grand Buildings for the exhibition of electric and other signs and advertisements, but so that such designs or advertisements shall not be in front of the windows of the said rooms.
- (c) To the free and uninterrupted use of such gas, water and other pipes or mains electric mains wires and appliances as now or hereafter may run through, along or under the rooms hereby let.

5. THE Tenant agrees to observe the following stipulations:-

- (a) To pay the rent hereby reserved on the days and in the manner aforesaid without any deduction (except Landlords property tax)
- (b) To pay all charges in respect of electric current used and consumed in the rooms shown by separate meters to be fixed at the tenant's expense therein and also any rentals of such meters at the rate from time to time in force as the published rate of charge by the Electric Supply Company.
- (c) Not to use the premises except as professional or business offices between the hours of 9 a.m. to 8 p.m. and not at all on Sundays and Public Holidays and on the daily termination of such use to leave the keys of the premises with the Garstaker from time to time appointed by the Landlords for such purpose.
- (d) Not to use the premises for sale on the premises of any goods or merchandise or as a laboratory or workshop or for residential or sleeping purposes nor carry on or permit to be carried on therein any vocation which may be calculated to attract to the premises persons of undesirable character.
- (e) Not to affix or exhibit anything outside the premises or any external indication of business except his name and occupation on the office door in a form position and character to be approved by the Landlords.
- (f) Not to add main or make any alterations in or additions to the premises.
- (g) Not to permit any noisy instrument on the premises nor do anything which may be or become an injury nuisance or annoyance to or in any way interfere with the quiet and comfort of the Landlord or the other Tenants or occupants of the Building.
- (h) Not to hold or allow any sale by auction on the premises.
- (i) Not to place or cause to be placed any goods, parcels, refuse or rubbish in or about the corridors, staircases, lifts or entrance halls of Grand Buildings.
- (j) Not to do or suffer to be done on the premises anything whereby the insurance of Grand Buildings may be rendered void or voidable or the insurance premiums increased.
- (k) Not to assign underlet or part with the possession of the premises or any part thereof without the written consent of the Landlords.
- (l) Not to use or allow to be used the rooms or any part thereof as the office of any public or private Company except in the case of companies of repute and not likely to bring discredit on Grand Buildings.

- (m) To keep the windows in the rooms properly cleaned and to cover the floor of the rooms with such floor covering as may reasonably be required for the purpose of lessening noise.
- (n) To keep the rooms in good decorative repair and condition and so deliver them up at the end of the tenancy together with all Landlords fixtures and fittings (damage by fire only excepted)
- (o) To permit persons with written authority from the Landlords or their Agents during the three months immediately preceding the termination of the tenancy (however the same may be determined) at reasonable times in the day to view the premises.

6. THE Landlords agree to observe the following stipulations:-

- (a) To pay all rates and outgoings in respect of the premises.
- (b) To keep the radiators in the rooms reasonably heated during cold weather.
- (c) To keep the lifts corridors passages and staircases sufficiently lighted and cleaned and the said rooms dusted and cleaned daily.
- (d) To insure and keep insured against fire, the building of which the said rooms form part.
- (e) To permit the tenant if he shall punctually pay the rent reserved and observe the stipulation herein on his part contained to enjoy the premises without any disturbance by the Landlords or those lawfully claiming under or in trust for them.

7. PROVIDED also and it is hereby agreed:-

- (a) In case the premises shall be destroyed or rendered unfit for occupation by fire (unless the insurance shall have been vitiated by the act or default of the tenant) the rent hereby reserved shall from the date of such destruction or damage until the premises have been reinstated and made fit for occupation be suspended.
- (b) The Landlords shall not be responsible to tenants or any of his employees or licensees for any loss damage or expense in respect of any telegram, letter, parcel or other property of the tenant or any other person which may be left or entrusted to any servant or employe of the Landlords.

8. THE Tenancy may be determined:-

- (a) By the Landlords who may forthwith re-enter upon the premises if at any time any portion of the rent hereby reserved be in arrear for twenty-one days (whether legally demanded or not) or in the event of the tenant permitting a receiving order in Bankruptcy to be made against him (or in the case of a Company in the event of the making of an effective order for winding up whether voluntary or otherwise) or failing to perform or observe any of the stipulations on his part herein contained.
- (b) At the end of the said term or of any quarter thereafter by either party giving to the other three calendar months notice in writing to that effect.

9. THE Crown Agents for the Colonies enter into this Agreement for the purpose of binding the Administration of His Majesty's Eastern African Dependencies but they shall not, nor shall any officer of the said Administration, be in any way personally liable for or in respect of any matter or thing hereby made obligatory on the said Crown Agents for the Colonies or the said Administration.

AS WITNESS the hands of CYRIL CHARLES WEBB BURRAGE for and on behalf of the Landlords and of

One of the Crown Agents for the Colonies the day and year first above written.

Witness to the Signature of:

Signature:

Address.

Occupation.

COPY OF LETTER FROM THE COMMISSIONER, EASTERN AFRICAN
DEPENDENCIES TRADE & INFORMATION OFFICE, TO CROWN AGENTS

No. 5291/37

Grand Buildings,
Trafalgar Square,
W.C.2.

11th June, 1937.

Gentlemen,

I acknowledge receipt of your letter of the 9th June, No. O/Misc.865c. enclosing a draft agreement from Grand Buildings Ltd., in connection with the proposed lease of further premises, for which I thank you.

2. I have carefully looked through this and it appears to be in order.

3. With regard to the comments under paragraph 2 (a). I agree with you of the desirability of altering the preamble in the way suggested. Paragraph (b) I think the Quarterly Agreement satisfactory. (c) I will refer to the plan when I receive it, and will then confirm the numbers of the rooms.

4. I have no other observations to make.

I am, Sirs,

Your obedient servant,

(Sgd.) C.H.Dale

Commissioner.

16th June, 1937.

Sir,

With reference to your letters B/G of the 2nd June and G/G of the 9th June, respecting the lease of additional premises on behalf of the Eastern African Dependencies Office, we concur in the Agreement being prepared for execution, subject to the following minor amendments:-

- (a) The description of the tenants in the preamble in this case should, instead of as drafted, read as follows -

... The Crown Agents for the Colonies of 4, Millbank in the County of London, acting for and on behalf of the Governments of Kenya, Uganda and Tanganyika Territory (hereinafter called "the tenant") ...

- (b) To accord with the above, Clause 9 should be amended to read -

"The Crown Agents for the Colonies enter into this agreement for the purpose of binding the Governments of Kenya, Uganda and Tanganyika Territory, but they shall not, nor shall any officer of the said Governments be.....or the said Governments."

We shall be glad to have copies of the lease for execution accordingly.

I am, Sir,

Your obedient servant,

for Crown Agents.

The Secretary,
Grand Buildings (Trafalgar Square)
Ltd.,
Grand Buildings,
Trafalgar Square,
W.C.2.

MAY 1937
U. S. REGY

MR. GROSSMITH
COLONIAL OFFICE.

7.

With reference to your minute 38179/22/37 of the 19th April regarding the additional premises at Grand Buildings which are to be taken on behalf of the Governments of Kenya, Uganda and Tanganyika Territory, we are proceeding with negotiations for the lease.

28.4.37.

29.4.37

I enclose, however, a copy of correspondence with the Commissioner on the subject. We conclude that your Department will give any necessary consideration to the question as to how (if at all) the contributions from the various dependency Governments will be affected.

J. H. ...
"O" Department
Crown Agents' Office.
7th May 1937

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COPY OF LETTER TO THE COMMISSIONER, H.M.EASTERN AFRICAN DEPENDENCIES
ETC FROM CROWN AGENTS.

28th April, 1937

Sir,

With further reference to your letter CHD/DKH of the 25th of March, we have now been informed by the Colonial Office that we should proceed with negotiations for the lease, on a year to year basis, of the additional premises in Grand Buildings, regarding which you have been in communication with the Governments of Kenya, Uganda and Tanganyika. It is understood that the rent will be charged to the Trade and Information Office Account, leaving any adjustment with particular dependencies to be arranged by you.

We are communicating with the Secretary, Grand Buildings, and will write to you again on the subject in due course.

I am, etc.

(Sgd)

for Crown Agents

COPY OF LETTER
FROM THE COMMISSIONER, EASTERN AFRICAN DEPENDENCIES ETC. TO
CROWN AGENTS.

Grand Buildings,
Trafalgar Square,
W.C.2.

29th April, 1937

Gentlemen,

I acknowledge receipt of your letter of the 28th April, reference No. O/Misc. 865c, notifying me that you have been informed by the Colonial Office you should proceed with negotiations for the lease, on a year to year basis, of the additional premises in this building which have been approved by the Governments of Kenya, Tanganyika and Uganda.

2. I note that the Colonial Office have instructed you that the rent should be charged to my account, leaving the adjustments of the particular Dependencies to be arranged by myself. This is rather an unusual arrangement so far as the Office is concerned, as it has generally been customary to send the accounts to you for payment, and for you to charge the respective Governments. I have no information on this particular point so far as the Governments are concerned, and it may be necessary to revert to this matter again later on.

3. I also note that you are communicating with the Secretary of Grand Buildings, and will await your further letter in due course.

I am, etc.

(Sgd) C.H.Dale

Commissioner.

29 APR 1937
C. O. REGY

East African Department
COLONIAL OFFICE.

3,

With reference to your minute No. 38179/22/37 of the 25th March, we have now executed the agreement for the lease of the additional rooms 147-149 in Grand Buildings taken over by the London Representative of the Kenya and Uganda Railways, objection to a cinema exhibition having been waived by the lessors.

We have reported the conclusion of the matter to the General Manager, and a copy of the lease is enclosed.

E. L. ...
"O" Department
General Agents' Office

28th April, 1937

15

A N A G R E E M E N T made the 17th day of April
One thousand nine hundred and thirty seven BETWEEN GRAND
BUILDINGS (TRAFALGAR SQUARE) LIMITED whose registered office
is situate at Grand Buildings, Trafalgar Square in the County
of London (hereinafter called "The Landlords") of the one part
(Stamp) and THE CROWN AGENTS FOR THE COLONIES of 4 Millbank in the
County of London acting for and on behalf of the KENYA AND
UGANDA RAILWAYS (hereinafter called "the Tenant") of the
other part WHEREBY

1. THE Landlords agree to let and the Tenant agrees to take
all those rooms numbered 147 to 149 on the first floor of Grand
Buildings, Trafalgar Square aforesaid as shown on the plan
hereto annexed and thereon coloured pink with the use in common
with other persons entitled thereto of the lavatories and
conveniences hitherto used and enjoyed therewith and together
also with the use of the lifts (during such hours as they are
working) corridors passages staircases and the entrance halls
of Grand Buildings aforesaid leading thereto.
2. THE tenancy shall commence as from the 25th day of March
One thousand nine hundred and thirty seven and continue for a
term of three years and thereafter until determined as hereinafter
provided.
3. THE rent shall be £90 (Ninety pounds) per annum inclusive of
all rates and outgoings payable quarterly in advance on the
twenty fifth day of March, the twenty fourth day of June, the
twenty ninth day of September and the twenty fifth day of
December in every year the first payment to be made on the
twenty fifth day of March One thousand nine hundred and thirty
seven and to be a quarter's rent as from the twenty fifth day
of March One thousand nine hundred and thirty seven.
4. THE Landlords reserve the right:-
 - (a) At all reasonable times during the tenancy to enter and
examine the state of repair of the premises for the

purpose of painting, cleansing or repairing the exterior walls or executing repairs or additions or alterations to any part of Grand Buildings or for erecting, repairing or maintaining any electric or other sign or attachment to the exterior walls.

- (b) To utilize the exterior of Grand Buildings for the exhibition of electric and other signs and advertisements, but so that such designs or advertisements shall not be in front of the windows of the said rooms.
- To the free and uninterrupted use of such gas, water and other pipes or mains electric mains wires and appliances as now or hereafter may run through, along or under the rooms hereby let.

5. THE Tenant agrees to observe the following stipulations:-

- (a) To pay the rent hereby reserved on the days and in the manner aforesaid without any deduction (except Landlords property tax)
- (b) To pay all charges in respect of electric current used and consumed in the rooms shown by separate meters to be fixed at the tenant's expense therein and also any rentals of such meters at the rate from time to time in force as the published rate of charge by the Electric Supply Company.
- (c) Not to use the premises except as professional or business offices between the hours of 9 a.m. to 6 p.m. on week days and not at all on Sundays and Public Holidays and on the daily termination of such use to leave the Keys of the premises with the caretaker from time to time appointed by the Landlords for such purpose.
- (d) Not to use the premises for sale on the premises of any goods or merchandise or as a laboratory or workshop or for residential or sleeping purposes nor cause or permit to be carried on therein any vocation which may be considered to attract to the premises persons of undesirable character.
- (e) Not to affix or exhibit anything outside the premises or any external indication of business except his name and occupation on the office door in a form petition and character to be approved by the Landlords.
- (f) Not to cut, main or make any alterations in or additions to the premises.
- (g) Not to permit any noisy instrument on the premises nor do anything which may be or become an injury nuisance or annoyance to or in any way interfere with the quiet and comfort of the Landlords or the other Tenants or occupants of the Building.
- (h) Not to hold or allow any sale by auction on the premises.
- (i) Not to place or cause to be placed any goods, parcels, refuse or rubbish in or about the corridors, staircases, lifts or entrance halls of Grand Buildings.

- 15
- (j) Not to do or suffer to be done on the premises anything whereby the insurance of Grand Buildings may be rendered void or voidable or the insurance premiums increased.
 - (k) Not to assign underlet or part with the possession of the premises or any part thereof without the written consent of the Landlords.
 - (l) Not to use or allow to be used the rooms or any part thereof as the office of any public or private Company except in the cases of companies of repute and not likely to bring discredit on Grand Buildings.
 - (m) To keep the windows in the rooms properly cleaned and to cover the floor of the rooms with such floor covering as may reasonably be required for the purpose of lessening noise.
 - (n) To keep the rooms in good decorative repair and condition and so deliver them up at the end of the tenancy together with all Landlord's fixtures and fittings (damage by fire only excepted)
 - (o) To permit persons with written authority from the Landlords or their Agents during the three months immediately preceding the termination of the tenancy (however the same may be determined) at reasonable times in the day to view the premises.

6. THE Landlords agree to observe the following stipulations:-

- (a) To pay all rates and outgoings in respect of the premises.
- (b) To keep the radiators in the rooms reasonably heated during cold weather.
- (c) To keep the lifts corridors passages and stairways sufficiently lighted and cleaned and the said rooms dusted and cleaned daily.
- (d) To insure and keep insured against fire, the buildings of which the said rooms form part.
- (e) To permit the tenant if he shall punctually pay the rent reserved and observe the stipulations herein on his part contained to enjoy the premises without any disturbance by the Landlords or those lawfully claiming under or in trust for them.

7. PROVIDED also and it is hereby agreed:-

- (a) In case the premises shall be destroyed or rendered unfit for occupation by fire (unless the insurance shall have been vitiated by the act or default of the tenant) the rent hereby reserved shall from the date of such destruction or damage until the premises have been reinstated and made fit for occupation be suspended.
- (b) The Landlords shall not be responsible to tenants or any of his employees or licensees for any loss damage or expense in respect of any telegram, letter, parcel or other property of the tenant or any other person which may be left or entrusted to any servant or employee of the Landlords.

8. THE Tenancy may be determined:-

- (a) By the Landlords who may forthwith re-enter upon the premises if at any time any portion of the rent hereby reserved be in arrear for twenty-one days (whether legally demanded or not) or in the event of the tenant permitting a receiving order in Bankruptcy to be made against him (or in the case of a Company in the event of the making of an effective order for winding up whether voluntary or otherwise) or failing to perform or observe any of the stipulations on his part herein contained.
- (b) At the end of the said term or of any quarter thereafter by either party giving to the other three calendar months' notice in writing to that effect.

9. THE Crown Agents for the Colonies enter into this Agreement for the purpose of binding the Administration of the Kenya and Uganda Railways and Harbours, but they shall not, nor shall any officer of the said Administration, be in any way personally liable for or in respect of any matter or thing hereby made obligatory on the said Crown Agents for the Colonies or the said Administration.

AS WITNESS the hands of CYRIL CHARLES WEBB BURRAGE for and on behalf of the Landlords and of Hugh Cholmondeley Thornton, C.M.B. & V.O., one of the Crown Agents for the Colonies the day and year first above written.

(Sd) H. C. Thornton,
Witness to the Signature of: Hugh Cholmondeley Thornton

Signature: N. Rae.
Address: 4, Millbank,
London, S.W.

Stamp

Description: Civil Servant.

Witness to the Signature of: CYRIL CHARLES WEBB BURRAGE

Signature: Joan Greenwood
Address: May Trees Corner,
Beaconsfield, Bucks.
Description: Private Secretary.

38179/2/57

C. O.

Mr. E. E. Smith ^{14/4/57}

Mr.

Mr.

Sir G. Parkinson.

Sir G. Tomlinson.

Sir C. Bottomley

Sir J. Shuckburgh.

Perm. U.S. of S.

Parly. U.S. of S.

Secretary of State.

55

6

DRAFT.

Minute

Crown Agents.

"O" Departments.

With reference to your minute of the 1st of April (Office 865C) it is agreed that you should proceed with negotiations for the lease, on a year to year basis, of the additional premises at Grand Bazaar regarding which Miss's Dept has been in communication with the Govt of Kenya, Uganda and Tanganyika. The rent of these premises should be charged to the Trade and Information Account, leaving any adjustment with the particular dependencies

4

10/11/57

7

FURTHER ACTION.

Copy to
Comm. in Charge
E. E. Smith
C. O. Slip
M. S.

6

to be arranged by the
Commissioner

(Sgd). C. Grossmith

East African Dept.
Colonial Dept.
19 April, 1907.

TELEPHONE: WHITEHALL 5701/2
CABLES: EAMATTERS, LONDON.
TELEGRAMS: EAMATTERS, RAND, LONDON.



TRADE & INFORMATION OFFICE
GRAND BUILDINGS,
TRAFALGAR SQUARE, LONDON W.C.2
(ENTRANCE IN THE STRAND)

REF. CHD/DKH.

3044/37

6th April, 1937.

Sir,

As arranged with Mr. C.A. Crossmith,
I have the honour to enclose herewith a copy
of my original letter of the 21st December, 1936,
addressed to the Hon'ble, the Colonial Secretary,
Kenya, and the Chief Secretaries to the Governments
of Tanganyika and Uganda, regarding the renting
of a large Hall in this Building for display purposes.

2. I understand that you have already
received from the Crown Agents for the Colonies,
copies of the various ^{cables and} letters of authority which I
have received from the respective Governments on
this proposal.

I have the honour to be,

Sir,

Your obedient Servant,

C. H. Dale

Commissioner.

The Under Secretary of State,
Colonial Office,

Downing Street,

S.W. I.

29
21st December, 1936.

Sir,

I have the honour to inform you that the General Manager Kenya and Uganda Railways and Harbours, is in the process of arranging to rent half the large area (marked in blue) numbered 133, 4 and 5, 147, 8 and 9, on the attached plan.

2. The objects he has in mind are the establishment of a hall for display purposes in connection with tourist traffic and also a portion of the large hall for showing films etc.

3. The cost of the small half of this hall is £90 a year and if only half is taken a partition would be erected down the centre of it.

4. The whole hall can be acquired for £200 a year and would lend itself to a much more effective display than half of it. I am therefore respectfully putting forward for the consideration of your Government that they might be disposed to join with Kenya and Uganda in agreeing to divide the additional cost of taking the whole hall equally between them. I estimate this cost to be for the first year rent furnishing and fittings, say £45.

5. If the whole hall is taken an attractive permanent exhibition can be organised and films from all the territories displayed regularly.

6. I shall be greatly obliged therefore if you will be good enough to let me know the views of your Government on this proposal.

7. A similar letter has been addressed to the Governments of Kenya and Uganda.

I have the honour to be,

Sir,

Your obedient Servant,

(Sgd.) C.H. DALE.

Commissioner.

Copy of
Above letter sent to:-
The Chief Secretary, Tanganyika.
The Chief Secretary, Uganda.

4

East African Department,
 COLONIAL OFFICE.



25. 3. 37.
 & encls.

I enclose a copy of a letter received from the
 Commissioner, East African Dependencies Trade and Information
 office, and copies of the enclosures thereto, regarding the
 leasing of additional premises in some buildings.

ansd 6

We shall be glad to know whether you can confirm
 that we shall be in order in proceeding with negotiations
 for the lease in question, on behalf of the Dependencies
 named, viz., Kenya, Uganda and Tanganyika, and paying the
 rent involved in due course; also whether, subject to the
 matter being approved, we shall be correct in making the
 payments of rent from the Trade and Information Office
 Account, leaving any adjustment with the particular
 Dependencies to be arranged by the Commissioner.

J. H. [Signature]

Colonial Department,
 Crown Agents.

1st April, 1937.

COPY OF LETTER FROM THE EAST AFRICAN DEPENDENCIES TRADE
AND INFORMATION OFFICE, TO CHIEF AGENT.

Grand Buildings,
Trafalgar Square,
London, W.C.2.

10th March, 1957.

Gentlemen,

With reference to the Central Hall on the first floor of this building, half of which has been taken by the Kenya and Uganda Railways and Harbours, I have now received authority from the Governments of Kenya, Tanganyika and Uganda to take the remaining half of this Hall, on a year to year basis at a rental of £110 per year.

2. I enclose herewith copies of the cables from the Governments of Kenya and Uganda giving the authority for this project, together with a copy of the letter of authority from the Government of Tanganyika.

3. You will note that the amount of the respective contributions if added together, exceeds the sum of £110, which is due to the fact that I have included in these estimates a provision for putting the hall in order, electric installations etc.

4. I shall be greatly obliged if you will be good enough to get into touch with the Secretary of Grand Buildings on this subject, with a view to drawing up a lease; but possession of the Hall cannot be obtained until the end of June quarter.

I am, etc.

(Sgd.) C.H. Dale
Commissioner.

COPIES OF CIPHER

FROM: The Colonial Secretary, Nairobi

TO: H. H. Eastern African Dependencies

DATE: 10 March, 1954

The following is a list of the copies of the cipher which are being sent to the H. H. Eastern African Dependencies for their use in the communication of their respective Governments with the Government of Kenya.

The copies are as follows:

1. Kenya

2. Tanganyika

3. Uganda

4. Zanzibar

5. Malawi

6. Swaziland

7. Botswana

8. Lesotho

9. Namibia

10. South Africa

11. Mauritius

12. Seychelles

13. Madagascar

14. Comoros

15. Reunion

16. Mauritania

17. Mali

18. Niger

19. Chad

20. Congo

21. Gabon

22. Equatorial Guinea

23. Sierra Leone

24. Liberia

25. Ivory Coast

26. Ghana

27. Nigeria

28. Cameroon

29. Senegal

30. Guinea

31. Sierra Leone

32. Liberia

33. Ivory Coast

34. Ghana

35. Nigeria

36. Cameroon

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39. Sierra Leone

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41. Ivory Coast

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RECORD OF CABLE.

FROM: Chief Secy, AFS, Antwerp
TO: E.A. Eastern African agencies.
DATE: 11th March, 1951.

10
 reference you ...
 2139
 /
 37
 no objection
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 of
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 bill
 and
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 for the ...
 Fullstop Letter ...

34
COPY OF LETTER FROM THE CHIEF SECRETARY, TANZANIA,

TO H.H. M. Taka, A.C.I.C. (TANZANIA)

Tanzania Territory

The Secretary,
P.O. Box 87, Dar es Salaam,
Tanzania.

No. 24706/6

Dar es Salaam, 15/1/67

Sir,

I am directed to thank you for your letter of 14/1/67 in reply to my letter of 13/11/66 and the proposal that this Government should pay the rental of a well in Grand Buildings, Dar es Salaam. This Government is in agreement with the proposal.

It is noted that the total additional cost to each Government is estimated to be approximately 14% in the first year, and it is assumed that this amount will not be greatly exceeded in subsequent years.

5. Copies of this letter have been sent to the Governments of Kenya and Uganda.

I have the honour, etc.

(Sgd.) M.S.

C. O.

Mr. *Erasmus*
Mr. *Chapman*
Mr.

Sir C. Parkinson.
Sir G. Tomlinson.
Sir C. Bottomley.
Sir J. Shuckburgh
Permt. U.S. of S.
Parly. U.S. of S.
Secretary of State.

JP/179/22/37

19/3 fo

See (8)

for the... department

53

Crown Agents
"O" Department.

DRAFT.

With reference to your minute
of the 17th of March.
~~Reference~~ (O/Misc. P.65-b.);
the Kenya Uganda Railway
Estimates for 1937 ~~to~~
have been formally
approved.

...ent of the
Provision for the extra
rooms at Grand Buildings

is included under
Abolition "E" Head IX
Publicity. Item (A) 2,
page 49 of the Estimate

App. to *Erasmus* -
East African Dept
Ethiopia Work

FURTHER ACTION.

25 MAR 1937

O/Misc.865b.

Mr. Campbell,
Colonial Office.



Fr. Gen. Man.
(Telegram)
16.3.37.

To Grand
Buildings
17.3.37.

With reference to our official letter of the 11th March, I enclose a copy of further correspondence (marginally noted) as to the leasing of additional rooms in Grand Buildings on behalf of the Kenya & Uganda Railways.

In the circumstances will you please let us know as soon as possible whether approval has been given to the draft estimates referred to in the second paragraph of your minute of the 24th November No. 38179/22/36.

(2) on 38179/22/36

P. T. ...
"O" Department
Crown Agents' Office.
17th March 1937.

W.D.C.

q

NR

37
O/Misc.865b.

THE GENERAL MANAGER, KENYA & UGANDA RAILWAYS & HARBOURS, KENYA,
TO CROWN AGENTS.

PT 19

Dated and received 16th March 1937.

Referring to your letter of the 8th March lease additional area in Grand Buildings understand that difficulty re cinema now overcome. Subject to this agree lease be proceeded with as proposed.

q

O/Misc. 865b.

BY HAND

17th March 1937.

Sir,

With reference to your letter B/G of the 19th February respecting the proposed lease of rooms 147-149 in Grand Buildings on behalf of the Kenya & Uganda Railways, we referred to the General Manager, Nairobi, and he has now replied that the proposed lease can be proceeded with only if the difficulty in connection with the use of the premises for cinematograph exhibitions can be overcome. We understand from Mr. McHardy that you may now be prepared to waive any objection to the proposed cinema exhibitions, and we shall be glad to hear further from you on the point as soon as possible.

I am, Sir,

Your obedient servant,

for Crown Agents.

The Secretary,
Grand Buildings (Trafalgar Square) Ltd.,
Grand Buildings,
Trafalgar Square,
W.C.2.



ALL COMMUNICATIONS
TO BE ADDRESSED TO THE
CROWN AGENTS FOR THE COLONIES.
THE FOLLOWING REFERENCE AND THE
DATE OF THIS LETTER BEING QUOTED.

O/Misc. 865b

TELEGRAMS: "CROWN, LONDON".
TELEPHONE: VICTORIA 7730.

RECEIVED
POSTAL
C. O. REG.

4, MILLBANK,
LONDON, S.W.1.
11th March, 1937.

Sir,

(2) IN 38179/22/36

With reference to the minute from the East African Department dated the 24th November, No. 38179/22/36, I have the honour to transmit for the information of the Secretary of State a copy of correspondence marginally noted in connection with the proposed lease of additional premises in Grand Buildings, Trafalgar Square, W.C., for the London representation of the Kenya & Uganda Railways & Harbours.

8.3.37.
& enc.

19.2.37.

2.3.37.

2. We propose to refer further to your Department in the matter as soon as a reply is received from the General Manager to our letter of the 8th March, with particular reference to the question of the approval of the draft Estimates referred to in our previous semi-official correspondence.

I have the honour to be,

Sir,

Your obedient Servant,

for Crown Agents.

The Under Secretary of State,
Colonial Office,
S.W.1.

O/Wiso. 865b

PRESSING.

8th March, 1937.

AIR MAIL.

Sir,

With reference to your memorandum No. A5/383/34 of the 30th October transmitting a copy of your letter of the same date to Mr. McHardy, I now enclose a copy of the proposed lease for three years of the additional area in question in Grand Buildings, Trafalgar Square, together with copies of letters marginally noted.

19.2.372.3.37

2. It will be seen that, for the present, permission for a cinema cannot be obtained.

3. The only amendments intended in the draft lease as now submitted will be in the preamble as requested in Mr. McHardy's letter of the 2nd March, and the addition, in accordance with our usual practice, of a clause to indicate that we enter into the agreement for the purpose of binding the Administration but that neither the Crown Agents nor any officer of the Administration will be in any way personally liable under it.

4. Please let us know by telegram as soon as possible whether the matter may be proceeded with accordingly.

I am, Sir,

Your obedient servant,

for CROWN AGENTS.

The General Manager,
Kenya & Uganda Railways & Harbours,
Nairobi,
KENYA.

COPY OF LETTER FROM GRAND BUILDINGS (TRAFALGAR SQUARE) LTD.
TO CROWN AGENTS.

B/G

Grand Buildings,
Trafalgar Square,
London, W.C.2.

19th February, 1937.

Gentlemen,

Your reference: O/Misc. 865B.

With reference to your letter of the 16th instant I enclose herewith in duplicate draft of the suggested agreement for Rooms 147/149. You will see that these drafts are our ordinary printed form of agreement and in view of the use to which Mr. McHardy proposes to put the room it may be necessary to make some slight alterations in the user clauses. I shall be glad if you will let me know what alterations, if any, you desire in these.

I have already explained to Mr. McHardy that we cannot for the present permit the use of the room for cinematograph exhibitions.

Yours faithfully,
For GRAND BUILDINGS (TRAFALGAR SQUARE) LIMITED.

(Sgd) ?

Secretary.

An Agreement

made the _____ day of _____ 1937

between GRAND BUILDINGS (TRAFALGAR SQUARE) LIMITED whose registered office is situate at Grand Buildings, Trafalgar Square in the County of London (hereinafter called "The Landlords") of the one part and THE CROWN AGENTS FOR THE COLONIES, of 4, Millbank in the County of London acting for and on behalf of the African Government (hereinafter called "the Tenant") of the other part WHEREBY

as shown on
the plan hereto
annexed and
thereon
coloured pink

1. The Landlords agree to let and the Tenant agrees to take all those rooms numbered _____ 147 to 149 _____ on the First floor of Grand Buildings, Trafalgar Square aforesaid with the use in common with other persons entitled thereto of the lavatories and conveniences hitherto used and enjoyed therewith and together also with the use of the lifts (during such hours as they are working) corridors passages staircases and the entrance halls of Grand Buildings aforesaid leading thereto.

2. The tenancy shall commence as from the _____ day of March 1937, and continue for a term of 3 years and thereafter until determined as hereinafter provided.

3. The rent shall be £90. _____ per annum inclusive of all rates and outgoings payable quarterly in advance on the 25th day of March, the 24th day of June, the 29th day of September and the 25th day of December in every year the first payment to be made on the 25th day of March 1937. _____ and to be the appointed part of a quarter's rent as from the 25th day of March 1937

4. The Landlords reserve the right:—

- (a) At all reasonable times during the tenancy to enter and examine the state of repair of the premises or for the purpose of painting cleansing or repairing the exterior walls or executing repairs or additions or alterations to any part of Grand Buildings or for erecting repairing or maintaining any electric or other sign or attachment to the exterior walls.
- (b) To utilise the exterior of Grand Buildings for the exhibition of electric and other signs and advertisements, but so that such designs or advertisements shall not be in front of the windows of the said room (a).
- (c) To the free and uninterrupted use of such gas, water and other pipes or mains electric mains wires and appliances as now or hereafter may run through, along or under the rooms hereby let.

5. The Tenant agrees to observe the following stipulations

- (a) To pay the rent hereby reserved on the days and in the manner aforesaid without any deduction (except Landlords property tax)
- (b) To pay all charges in respect of electric current used and consumed in the rooms shown by separate meters to be fixed at the tenant's expense therein and also any rentals of such meters at the rate from time to time in force as the published rate of charge by the Electric Supply Company.
- (c) Not to use the premises except as professional or business offices between the hours of 9 a.m. to 8 p.m. on week days and not at all on Sundays and Public Holidays and on the daily termination of such use to leave the keys of the premises with the Caretaker from time to time appointed by the Landlords for such purpose.

- (d) Not to use the premises for sale on the premises of any goods or merchandise or as a laboratory or workshop or for residential or sleeping purposes nor carry on or permit to be carried on therein any vocation which may be calculated to attract to the premises persons of undesirable character.
- (e) Not to affix or exhibit anything outside the premises or any external indication of business except his name and occupation on the office door in a form position and character to be approved by the Landlords.
- (f) Not to cut, main or make any alterations in or additions to the premises.
- (g) Not to permit any noisy instrument on the premises nor do anything which may be or become an injury nuisance or annoyance to or in any way interfere with the quiet and comfort of the Landlords or the other Tenants or occupants of the building.
- (h) Not to hold or allow any sale by auction on the premises.
- (i) Not to place or cause to be placed any goods, parcels, refuse or rubbish in or about the corridors, staircases, lifts or entrance halls of Grand Buildings.
- (j) Not to do or suffer to be done on the premises anything whereby the insurance of Grand Buildings may be rendered void or voidable or the insurance premiums increased.
- (k) Not to assign underlet or part with the possession of the premises or any part thereof without the written consent of the Landlords.
- (l) Not to use or allow to be used the rooms or any part thereof as the office of any public or private Company except in the cases of companies of repute and not likely to bring discredit on Grand Buildings.
- (m) To keep the windows in the rooms properly cleaned and to cover the floor of the rooms with such floor covering as may reasonably be required for the purpose of lessening noise.
- (n) To keep the rooms in good decorative repair and condition and to cover them up at the end of the tenancy together with all landlords fixtures and fittings (damage by fire only excepted).
- (o) To permit persons with written authority from the Landlords or their Agents during the three months immediately preceding the termination of the tenancy (however the same may be determined) at reasonable times in the day to view the premises.
6. The Landlords agree to observe the following stipulations:
- (a) To pay all rates and outgoings in respect of the premises.
- (b) To keep the radiators in the rooms reasonably heated during cold weather.
- (c) To keep the lifts corridors passages and staircases sufficiently lighted and cleansed and the said rooms dusted and cleaned daily.
- (d) To insure and keep insured against fire, the building of which the said rooms form part.
- (e) To permit the tenant if he shall punctually pay the rent reserved and observe the stipulations herein on his part contained to enjoy the premises without any disturbance by the Landlords or those lawfully claiming under or in trust for them.
7. Provided also and it is hereby agreed:-
- (a) In case the premises shall be destroyed or rendered unfit for occupation by fire (unless the insurance shall have been vitiated by the act or default of the tenant) the rent hereby reserved shall from the date of such destruction or damage until the premises have been reinstated and made fit for occupation be suspended.
- (b) The Landlords shall not be responsible to tenants or any of his employees or licensees for any loss damage or expense in respect of any telegram, letter, parcel or other property of the tenant or any other person which may be left or entrusted to any servant or employee of the Landlords.
8. The Tenancy may be determined:-
- (a) By the Landlords who may forthwith re-enter upon the premises if at any time any portion of the rent hereby reserved be in arrear for twenty-one days (whether legally demanded or not) or in the event of the tenant permitting a receiving order in Bankruptcy to be made against him (or in the case of a Company in the event of the making

of an effective order for winding up whether voluntary or otherwise) or failing to perform or observe any of the stipulations on his part herein contained.

- (b) At the end of the said term or of any quarter thereafter by either party giving to the other three calendar months' notice in writing to that effect.

AS WITNESS the hands of

for and on behalf of the Landlords and of

the Tenant the day and year first above written.

Witness to the signature

:-

Signature:-

Address:-

Description:-

O/Misc. 865b.

COPY OF LETTER FROM MR. MCHARDY.

TO CROWN AGENTS.

WmCH/ND

His Majesties Eastern African
Dependencies,
Trade & Information Office,
Grand Buildings,
Trafalgar Square,
London, W.C.2.

1948/37

2nd March, 1937.

Gentlemen,

I acknowledge receipt of your O/Misc. 865/B of the 26th February enclosing draft lease and plan of certain additional premises in Grand Buildings together with copy of a letter from the Secretary.

I have discussed the matter with the Secretary and explained the uses to which it is proposed to put these premises, and he agrees that these do not appear to conflict in any way with the user clauses in the draft lease. If, however, you think there is any doubt on the point I shall be glad to discuss it with you.

I would point out that in this case you are "acting for and on behalf of the Kenya & Uganda Railways & Harbours" and not the "East African Governments" as shown.

I am, etc.,

(Sgd) W. McHardy.
LONDON REPRESENTATIVE
Kenya & Uganda Railways & Harbours.

Dated

1937

GRAND BUILDINGS
(TRAFALGAR SQUARE) LIMITED
AND

Cenancy Agreement

of office(s) Nos. _____
on the _____ floor of Grand
Buildings, Trafalgar Square, London.
Term commences _____
Term expires _____

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