of nine pounds six shillings and six pence shall be in
arrear and unpaid by the space of thirty days next after the time
on which the same is above reserved to be paid the same being
first lawfully demanded that then it shall and may be lawful
to and for the said Philip Lettig his heirs and assigns into the said
demised premises or any part thereof in the name of the whole to reenter
and the same to have again repossess Occupy and enjoy as in his
or their former estate untill all such arrearages of Rents with
legal interest therefore and all and every cost Charge and expence
incured by the said Philip Lettig his heirs or assigns by reason of
the none payment of the said rent shall be fully satisfied and
paid or make distress therefore at his or their Option and also if
the Yearly rent or sum of nine pounds six shillings and six pence
shall be in Arrear and unpaid by the space of sixty days next
after the time on which the same is above reserved to be paid
the same being first lawfully demanded that then it shall and
may be lawful to and for the said Philip Lettig his heirs and assigns
into the said demised premises or any part thereof in the name
of the whole to reenter and the same to have again Repossess &
Occupy and enjoy as in his or their former estate and that then
and in such case this Indenture and every clause matter and
thing therein Contained shall from thenceforth be utterly Void and of
none effect and the said Richard Tucker for himselfe his heirs
executors Administrators and assigns doth Covenant and agree
to and with the said Philip Lettig his heirs and assigns well and
truly pay the above reserved Yearly rent or sum of nine pounds six
shillings and six pence at the time above limitted for the payment
of the same and the said Richard Tucker for himselfe his heirs
Executors Administrators and assigns doth Covenant and agree
to and with the said Philip Lettig and his assigns, that he the
said Richard Tucker and his assigns shall within the term of one
Years from the date hereof erect and build good and substan
=tial Buildings on the said Piece or parcel of Ground of the Yearly
(Value)

Value of nineteen pounds Current money and in case the said
buildings shall not be erected within the said term then the said
Richard Tucker for himselfe his heirs Executors and administra
=tors doth Covenant to pay to the said Philip Lettig his heirs
and assigns the Anual sum of nine pounds six Shillings and
six pence which sum shall be regualy and duly paid every Year
untill the said buildings are erected and then to cease and
not before and the said Philip Lettig for himselfe his heirs and
assigns doth hereby Covenant and agree to and with the said
Richard Tucker and his assigns that he the said Richard Tucker
and his assigns on the Payment of the rent and performance of the
Covenants herein before mentioned and reserved on the part of
the said Richard Tucker and his assigns to be paid and perfor
=med shall and may peaceably and quietly have hold use Occupy
possess and enjoy the above demised land and Premises with their
and every of their appurtenances for and During the aforesaid
term of ninety nine Years for which the same is above demised
without the let trouble or interruption of him the said Philip Lettig
his heirs or assigns or any other person or persons claiming any thing
therein by from or under him or any of them or by his or their privity
or procurement and also that he the said Philip Lettig his heirs or
assigns at any time or times here after during the Continuance
of this present demise at the request and at the Cost and
Charge of him the said Richard Tucker and his assigns and
on his or their payment or tendering in Payment the sum of nine
pounds six shillings and six pence Current money as afine there
=fore to the said Philip Lettig his heirs and assigns make and
execute or cause to be made and Executed anew Lease of the
above Demised land and Premises for other ninety nine Years
to commence and take effect from and at the end of the Term for
which the same is above Demised subject to the same rents
and under the like covenants clauses and agreements as
are herein before mentioned so that this present Demise may
(be)