buing and Appurtenances thereunto belonging To Have and To Hold the said Demised Ground and Premises, with their Appurtenances, unto the said Gerrard Hopkins his Executors, Administrators and Assigns, from the Twenty Ninth day of August next, for and during, and unto the full Space and Term of Ninety Nine Years thence next ensuing fully to be Complete and ended, Yielding and paying therefor, to Him the said William Fell his Heirs or Assigns, the Yearly Rent or Sum of Eight Pounds Sterling Money in Manner and form following (to wit) On the Twenty ninth day of August in each year, And the said Gerrard Hopkins for Himself his Heirs Executors, Administrators and Assigns, doth Hereby Covenant Promise Grant and Agree to and with the said William Fell his Heirs Executors, Administrators and Assigns, in Manner and form following that is to say) that he the said Gerrard Hopkins his Heirs Executors Administrators and Assigns shall and will, from Time to Time and at all Times hereafter, pay or Cause to be paid, to the said William Fell his Heirs or Assigns, or Such Person or Persons as shall be properly authorised to receive the Same, the Yearly Rent or Sum of Eight Pounds Sterling in Manner and form as the Same is above Reserved to be paid And further that he the said Gerrard Hopkins his Executors, Administrators and Assigns shall and will, within the Space of Two Years from the Commencement of this Demise hereby made, at his Own proper Cost and Charge, Build Erect and Complete on the Front of the said Parcel of Ground, a good and Sufficient Brick or Stone House and Constructed in such Manner as to guard as much as may be against the Casualty of Fire And if it shall happen that the said Yearly Rent, or any part thereof, shall be in Arrears and unpaid for the Space of Thirty Days next after any of the Days or Times on which the same is above Reserved to be paid, that then it shall and may be Lawful to and for the said William Fell, his Heirs or Assigns, into the said demised



Premises to enter, and make Distress in and upon any part thereof for the same and the said William Fell, for Himself his Heirs, Executors, Administrators and Assigns doth Hereby Covenant, promise, grant and Agree to and with the said Gerrard Hopkins his Executors, Administrators and Assigns, that if such Building shall not be erected and compleated within the Time limited for the erecting and compleating the said House, that then and in Such case the said Gerrard Hopkins his Heirs, Executors, Administrators and Assigns, upon his or their tendering in Payment the Sum of Eight Pounds Sterling as a fine, and all the Rents that shall be then due and in Arrears unto the said William Fell his Heirs or Assigns, within One Month after the Expiration of the said Two Years shall and may have the further Space or Time of Two Years from the End of the said Two Years, for the erecting and Compleating of such Building aforesaid and further that he the said William Fell, his Heirs or Assigns, shall and will, upon the Request, and at the proper Cost and Charge of the aforesaid Gerrard Hopkins his Heirs, Executors, Administrators or Assigns, upon his or their payment or tendering of Payment, the Sum of Eight Pounds Sterling in the Name of and as a fine for Renewment at any Time during the Continuance, of this present Demise, make and execute to Him the said Gerrard Hopkins his Executors, Administrators or Assigns so requesting, paying or tendering as aforesaid, a New Lease of the said demised Premises for Ninety nine Years, to take effect and Commence at the End of the Term for which the same is hereby demised, under the same Rent, and with the like Covenants, Clauses and Agreements as are herein contained so that this present Demise may be Renewable and Renewed forever and that he the said Gerrard Hopkins his Executors, Administrators and Assigns, the aforesaid demised Ground and Premises with their and every of their Appurtenances for and during the aforesaid Term of Ninety Nine Years hereby Letten, shall and may peaceably and quietly have, hold, use, Occupy Possess and enjoy, for and on the Payment of the Rents and Performance