ve shillings each, and mexican Dollars at four shillings and Six pence each, in Lieu of and in full for all other ground Rents to which the said Premises are Subject, on the first day of September in each and every year, during the Continuance of this present Demise, and if it shall happen that the said yearly Rent or sum of Twelve Pounds ten Shillings Sterling shall be in Arrear and Unpaid by the space of 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 Jonathan Hudson his Heirs or Assigns into the said Demised Premises or any part thereof in the name of the whole to Reenter and the same to have again, Possess, Occupy and Enjoy as in his and their former, Estate, until all such Arrearages of Rent, with Legal Interest therefor, and all and every Cost, Charge, and Expence incured by the said Jonathan Hudson his Heirs or Assigns by reason of the non Payment of said Rent shall be full satisfied and paid, or make distress therefor at his or their Option, and the said Asa Hill doth for himself his Heirs Execu. and Administrators Covenant and agree with the said Jonathan Hudson his Heirs and Assigns, that he the said Asa and his Assigns shall within the Term of five years from the date hereof erect and Build, a good Substantial Improvements on the said Premises of the yearly Value of thirty five Pounds Current Money and in Case the said Building shall not be Erected within the said Term then the said Asa, for himself his Heirs Administrators, and Assigns, doth Covenant to Pay to the said Jonathan Hudson his Heirs and Assigns, the Annual Sum of fifteen Pounds Current Money Exclusive of and in Addition to the Rent already Reserved which said Additional Sum of fifteen Pounds Current Money, shall be regularly and duly paid every year, untie the said Buildings are Erected, and then to Cease and not before, And the said Asa for himself his Executors, Administrators and Assigns doth Covenant and Agree to and with the said Jonathan Hudson his Heirs and Assigns well and truly to pay the Above Reserved

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yearly Rent or Sum of Twelve Pounds ten shillings Sterling at the time above limited for the Payment of the same, and the said Asa for himself his Heirs, Executors, and Administrators and Assigns doth Covenant, with the said Jonathan Hudson his Executors, Administrators and Assigns, that he the said Asa his Executors, Administrators, and Assigns shall not at any hereafter, Erect, keep or permit a Public ferry to be kept on Lott of Ground Aforesaid, but that all Public ferries at any time hereafter Necessary to be kept on the Town of Port shall be kept and solely and Exclusively Conducted by the said Jonathan Hudson, his Heirs, Executors, Administrators & Assigns and that the said Asa his Executors, Administrators and Assigns shall never Erect any Public ferry on the said Demised Premises hereafter, without the Consent and Approbation of the said Jonathan Hudson his Heirs, Executors, Administrators or Assigns and the said Jonathan Hudson for himself his Heirs & Assigns doth hereby Covenant and Agree to and with the said Asa and his Assigns, that he the said Asa 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 Asa and his Assigns to be paid and Performed, shall and may peaceably and quietly have hold, Use occupy Possess, and Enjoy the Demised Land and Premises, with them and every of them Appurtenances for and during the rest and residue of Aforesaid Term of Ninety Nine years for which the same Above Demised, without the Lett, Trouble or interruption of the said Jonathan Hudson his Heirs or Assigns or any Other Person or Persons Claiming any thing therein by from or under him them or any of them or by His or their privity or Procurement, And also the said Jonathan Hudson, his Executors, Administrators and Assigns at any time or times hereafter, during the Continuance of this present Demise, on the Request and at the Cost and Charge of him the said Asa and his Assigns and on his or their Payment or tendering in Payment the Sum of Twelve Pounds ten shillings Sterling as a fine therefor to the said Jonathan Hudson

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