paid every year until the said buildings are erected and then to cease and not before. and the said Nathaniel Ramsey and Thomas Yates for themselves their executors administrators and Assigns doth covenant and agree to and with the said Benjamin Rogers his heirs and Assigns well and truly to pay the above reserved yearly rent or sum of twenty five pounds sterling money at the time above limited for the payment of the same, and the said Benjamin Rogers for himself his heirs and Assigns doth hereby covenant and agree to and with the said Nathaniel Ramsey and Thomas Yates and their Assigns that he the said Nathaniel Ramsey and Thomas Yates 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 Nathaniel Ramsey and Thomas Yates, his Assigns to be paid and performed 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 Benjamin Rogers 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 that the said Benjamin Rogers his heirs 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 Nathaniel Ramsey and — Thomas Yates and their Assigns and on his or their payment or tendering in payment the sum of twenty five pounds sterling money as a fine therefore to the said Benjamin Rogers his heirs and Assigns make and execute or cause to be made and executed a new base 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 renewable and renewed for ever. In witness whereof the parties hereto have set their hands and affixed their seals the day and year first above written, Nat Ramsey (seal)

Signed sealed and delivered in presence of } T. Yates (seal)

Thos Elliott Thos. Russell (a true copy) } Benjamin Rogers (seal)

Memorandum, Judgment was rendered in this cause for the sum of one hundred pounds current money in the award ----

mentioned and costs, and the plaintiff agrees to take back the lands in the Declaration mentioned and to release the said Judgment upon the payment of the costs of suit

Test Jno. Quinn Clk.