-ecutors administrators & as-
signs in said lands & thereout
an annual rent charge of two
hundred and thirty eight dollars
& fifty cents, to be paid to the
said Isabel R. Emory by the said
Edward B. Emory, his heirs or
assigns, for and during the
term of her natural life &
no longer in two equal semi-annual instal-
-ments & on the first of each
& every July and January hereafter so
long as the said Isabel R. Emory
shall live, and in case of her
death in this or any year hereafter
before any instalment of the said annual Rent charge
shall become due & payable a
proportionate part thereof only
to be due & payable to her Exec-
-utors, administrators or assigns

And the said Edward B.
Emory for himself, his Executors
administrators & assigns cove-
nants & agrees, that he or they
will pay said annual Rent charge
of two hundred & thirty eight dol-
lars & fifty cents to the said
Isabel R. Emory or her assigns
so long as she shall live, in
two equal semi-annual instalments on the
first day of each & every July & January
-hereafter, and in case of her
death in this or any year hereafter
previous to the first day of July or January
when said Rent Charge shall become
due & payable a proportionate