utterly void and of none Effect and the said Thomas R Beale doth for himself his Heirs Executors and administrators Covenant and agree with the said Philip Letting his Heirs and assigns that he the said Thomas R. Beale and his assigns shall within the term of one Year from the date hereof erect and build good and substantial Buildings on the said piece or Parcel of Ground of the Yearly Value of Twenty Pounds Current Money and in case the said Buildings shall not be erected within the said term then the said Thomas R Beale for himself his Heirs Executors administrators and assigns doth Covenant to pay to the said Philip Letting his Heirs and assigns the Annual sum of fourteen pounds one Shilling and three pence current Money exclusive of and in addition to the rent already reserved which said addition shall be regularly and duly paid every Year until the said Buildings are erected and then to cease and not before and the said Thomas R. Beale for himself his Executors, administrators and assigns doth covenant and agree to and with the said Philip Letting his Heirs and assigns well and truly to pay the above reserved Yearly rent or sum of Fourteen pounds one Shilling and three Pence at the time above limitted for the Payment of the same and the said Philip Letting for himself his Heirs and assigns doth hereby Covenant and agree to and with the said Thomas R. Beale and his assigns that he the said Thomas R Beale 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 Thomas R. Beale and his assigns to be paid and performed shall and may peaceably and quietly have hold use occupy possess and enjoy the above demised piece or parcel of Ground and premises with their and every of their appurtenances for and during the aforesaid term of Twenty nine Years for which the same are hereby Demised without the Let trouble or interruption of him the said Philip Letting his Heirs & assigns or any other person

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