and Advantages to the said Lott of Ground belonging or in any wise appertaining To have and To hold the said Lott of Ground and premises with their and every of their appurtenances unto the said Jacob Everhart and Lewis Grove their Executors Administrators and assigns from the day next before the day of the date of these presents for and during and until the full end and term of ninety nine years from thence next ensuing fully to be Complete and ended Yielding and Paying therefor to the said James Calhoun his heirs and assigns the yearly rent or sum of Fifty spanish milled dollars or the value thereof in gold or silver Coin Current over and above all public Taxes other public Charges which the said James Calhoun his heirs or assigns may be assessed with as owner of the fees all which Taxes or Charges are to be paid by the Tenant Exclusive of and in addition to the Rent hereby reserved - 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 Fifty dollars shall be in Arrear and unpaid by the space of sixty days 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 James Calhoun 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 repossess occupy and enjoy as in his or their former Estate until all such Arrearages of rent with legal Interest therefor and all and every Cost Charge and Expence incurred by the said James Calhoun his heirs or assigns by reason of the Nonpayment of the said Rent shall be fully satisfied and paid or make distress therefore at his or their option and also if the yearly rent or sum of fifty dollars shall be in arrear and unpaid by the space of one whole year 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 James Calhoun 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 repossess occupy and enjoy as in his or their former Estate and that then and in such case this Indenture and



every clause matter and thing therein Contained shall from thenceforth be Utterly void and of none Effect. and the said Jacob Everhart & Lewis Grove for themselves their Executors Administrators and assigns doth Covenant and agree to and with the said James Calhoun his heirs and assigns well and truly to pay the above reserved yearly rent of fifty dollars at the time above limited for the payment of the same and the said James Calhoun for himself his heirs and assigns Doth hereby Covenant and agree to and with the said Jacob Everhart and Lewis Grove and their assigns that they the said Jacob Everhart & Lewis Grove and their assigns on the payment of the rent and performance of the Covenants herein before mentioned and reserved on the part of the said Jacob Everhart and Lewis Grove 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 James Calhoun 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 Jacob Everhart and Lewis Grove their 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 them the said Jacob Everhart and Lewis Grove and their assigns and on their payment or tendering on payment the sum of Fifty dollars as a fine therefor to the said James Calhoun his heirs and assigns make and Execute or cause to be made and Executed a new Lease 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 forever In Witness whereof the parties hereto have set their hands and affixed their seals the day and year first above written And the said James Calhoun for himself his heirs and assigns doth Covenant and agree with the said Jacob Everhart & Lewis Grove Their heirs and assigns that he the said James Calhoun and his heirs shall and