weighing five pennyweights and six grains at thirty five shillings each and other gold and silver at their present Established weight and Rates according to Act of Assembly clear all deductions abatements discounts and defalcations for Taxes Assessments Subsidies and other public dues of every kind which may at any time hereafter be Levied Imposed or assessed on the said Lot of Ground and premises either by Act of Assembly or otherwise on the first day of may 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 Nine pounds seven shillings and six pence Current money payable as aforesaid without any deduction or abatement for Taxes of any kind as aforesaid 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 Daniel Bowly 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 thereon and all and every Cost charge and Expence incurred by the said Daniel Bowly his heirs or assigns by reason of the non-payment of the said Rent shall be fully satisfied and paid or make distress therefor at his option. And also if the said yearly Rent a sum of nine pounds seven shillings and six pence Current money payable as aforesaid without any deduction or abatement as aforesaid 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 Daniel Bowly 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 former Estate and that then and in such case this Indenture and every above matter and thing therein contained shall from thence forth be utterly void and of none effect in Law and Equity to every

Intent and purpose whatsoever And the said Lewis Grove doth for himself his heirs Executors and Administrators Covenant and agree with the said Daniel Bowly his heirs and assigns that he the said Lewis Grove and his assigns shall within the term of three years from the date hereof Erect and build good and substantial Improvements of brick or stone on the said demised premises of the yearly value of the Ground Rent and in Case the said Building shall not be Erected within the said term then the said Lewis Grove for himself his heirs administrators and assigns doth Covenant to pay to the said Daniel Bowly his heirs and assigns the annual sum of nine pounds Current Money Exclusive of and in addition to the rent already reserved which said additional sum of nine pounds Current money shall be regularly and duly paid every year until the said Buildings are Erected and then to cease and not before And the said Lewis Grove for himself his Executors administrators and assigns doth Covenant and agree to and with the said Daniel Bowly his heirs and assigns well and truly to pay the above reserved yearly rent or sum of nine pounds seven shillings and six pence payable as aforesaid without any deduction discount or abatement for any kind of Taxes or public Charges whatever at the time above limited for the payment of the same. And the said Daniel Bowly for himself his heirs and assigns doth hereby Covenant and agree to and with the said Lewis Grove and his assigns that he the said Lewis Grove 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 Lewis Grove and 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 Daniel Bowly 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 Daniel Bowly his heirs and assigns at any time or times hereafter during the Continuance of this present demise on the request and