the said John Kearney his Executors Administrators & assigns from the first day of January next ensuing the date of these presents for and during and until the full end & term of ninety nine Years from thence next ensuing fully to be complete and ended, Yielding and Paying therefor Yearly & every Year during the said term to the said William Paca his heirs and assigns the Yearly rent of sixty dollars Current Money of the United States clear of all deductions discounts and deduction=tions for Taxes assessments Rates and all other public dues impositions, Burthens or Charges of every kind or nature whatsoever, Civil or Military which may at any time hereafter be laid levied taxed, imposed, or assessed on the said Lot or parcels of Ground, and Premises or on any part thereof or on any building or buildings erected thereon or on the Ground=Rent reserved as aforesaid or on any Interest of him the said William Paca his heirs or assigns in and to the said Ground=rent either by Act of Congress or act of the Legislature of this State or by any Town City or Corporation act or in any other Manner whatsoever in two half Yearly equal Payments in each and every year during the continuance of this present demise Provided always and these presents are upon this Condition Nevertheless, and it is the true intent and meaning thereof and of the said parties hereto that if it shall happen that the said Yearly rent or any part thereof (without any discount or deduction for taxes of any kind as aforesaid) shall be in arrear and unpaid in all or in part by the space of thirty days next after any of the days of payment thereof beforementioned (Although no demand thereof should be lawfully made) that then it shall and may be lawful to & for the said William Paca his heirs and assigns and any of them at his or their option to make distress therefor: or into the said demised premises or any part thereof in the name of the whole to re-enter and the same to have again repossess Occupy and enjoy as in his or their (former)

former Estate and Right, and the said John Kearney, his Executors administrators and assigns and all other the Occupiers & possessors of the said demised premises or any part thereof thereout & therefrom thence utterly to expel put out and amove until all such Arrearages of Rent with legal interest therefor and all and every Cost Charge and expence incurred by the said William Paca his heirs or assigns by reason of the Non=payment of the said Rent shall be fully satisfied and paid any thing herein contained to the Contrary thereof in any wise notwithstanding; and provided further, and these presents are upon this further Condition nevertheless and it is the true intent and meaning of these presents and of the parties hereto that if the said Yearly rent (without any deduction or discount for taxes of any kind as aforesaid) shall be in arrear and unpaid by the space of One Year next after any of the days of payment thereof before mentioned (although no demand thereof should be lawfully made) that then it shall and may be lawful to and for the said William Paca his heirs and assigns and any of them into the said demised Premises or any part thereof in the name of the whole to re-enter and the same to have again repossess Occupy & enjoy as in his or their former Estate and Right as if this Lease had never been made, and the said John Kearney his Executors administrators and assigns, and all other the Occupiers and possessors of the said demised premises or any part thereof thereout & from thence utterly to expel put out and amove and on such default in payment of the said rent this deed of Indenture, and every clause, matter and thing therein & contained shall from thenceforth be utterly void and of none & effect, in law & equity to every intent & purpose whatsoever, and the Estate and term hereby created shall absolutely & forever cease determine & be void both in law and Equity to every intent and purpose whatsoever and the said John Kearney for himself his Executors Administrators and assigns and for every of them doth hereby Covenant and grant to and with the said William Paca his heirs and assigns in manner and form following that if