grant lease and to farm let unto the said Thomas Dungan his Executors Administrators and assigns a part of the said piece or parcel of Ground aforesaid which part is contained within the follow=ing metes and bounds courses and distances Viz. Beginning for the same on the north side of the above mentioned twenty feet alley at the distance of sixty feet west from the east Corner of the said and Strawberry alley and running thence west binding on the above twenty feet alley nineteen feet thence north parallel with Howard Street Seventy feet thence east nineteen feet thence South parallel with Howard Street Seventy feet to the Beginning together with all improvements and advantages thereon made Privileges easements emoluments to the said part of parcel of Ground belonging or in any wise appertaining To have and to hold the said part of piece or parcel of Ground and premises with the appertenances unto the said Thomas Dungan his Executors Administrators and assigns from the first of September last for and during and until the full end of Ninety nine Years from thence next ensuing fully to be completed and ended Yielding and paying therefore to the said Peter Bernard Clery his heirs or assigns the Yearly rent or sum of four pounds five shillings and six pences in half Joannes at three pounds each and dollars at seven shillings and six pences 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 four pounds five shillings and six pences shall be in arrear and unpaid by the space of sixty days 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 lawfull to and for the said Peter Bernard Clery his heirs and assigns into the said demised premi=ses 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 therefore, and all and every cost charge and expence incurred by the said Peter Bernard Clery 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 four pounds five

five shillings and six pences 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 lawfull to and for the said Peter Bernard Clery his heirs or assigns into the said premises or any part thereof in the name of the Whole to reenter and the same to have again repossess occupy as in his or their former state and that then and in such case this Indenture and every clause, matter and thing therein contained shall from thence forth be utterly void and of none effect, and the said Tho=mas Dungan for himself his Executors administrators and assigns doth Covenant promise grant and agree to and with the said Peter Bernard Clery his Executors administrators and assigns well and truly to pay the above reserved Yearly rent or sum of four pounds five shillings and six pences at the time above limited for the payment of the same. and the said Peter Bernard Clery for himself his heirs and assigns doth hereby covenant and agree to and with the said Thomas Dungan and his assigns that he the said Thomas Dun=gan 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 Dungan and his assigns to be paid and perfor=med shall and may peaceably and quietly have hold occupy pos=sess and enjoy the above demised part of land and Premises with their and every of their appertenances for and during the aforesaid time of Ninety Ninety Years for which the same is above demised without the let suit trouble or interruption of him the said Peter Bernard Clery his heirs or assigns or any Person or persons so claiming under him them or any of them or by his or their privy procurement and also that he the said Peter Bernard Clery his heirs and assigns at any time or times hereafter during the con=tinuance of this present demise on the request and at the cost and Charge of him the said Thomas Dungan and his assigns and on his or their payment or tendering in Payment the sum of four pounds five shillings and six pences in like money as aforesaid as a fine therefore to the said Peter Bernard Clery his heirs or assigns make and Execute or cause to be made and Executed a new Lease of the above demised Ground and

Premises