thence south Parallel with Eden Street to the place of Beginning
Together with all improvements thereon made lanes alleys ways
Waters privileges easements, emoluments and advantages to the
said piece or parcel of Ground belonging or in any wise appertaining
To have and to hold the said piece or parcel of Ground and
Premises with their and every of their appurtenances unto the said
Barnet Bond his 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
therefore to the said Philip Letting his heirs or assigns the yearly rent
or sum of Eight pounds One shilling in half Johannes at three pounds
each and Mexican Dollars at Seven shillings and six pence each
clear of all deductions for Taxes assessments and other public dues
which may hereafter be laid levied or imposed on the said piece or
parcel of Ground and Premises either by act of Assembly or other-
-wise on the twenty sixth 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 Eight pounds one shilling
shall be in arrear and unpaid by the space of thirty 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 Philip Letting 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 therefore and all and every cost charge and expence
incurred by the said Philip Letting 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 Eight pounds one Shilling 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 Philip Letting 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

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 Barnet Bond 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 Eight pounds one shilling at the
time above limited for the Payment of the same. And that free and clear
of all deductions as aforesaid and the said Philip Letting for himself his
heirs and assigns, doth hereby covenant and agree to and with the said
Barnet Bond and his assigns that he the said Barnet Bond and his
assigns on the Payment of the rents and Performance of the Covenants herein
before mentioned and reserved on the part of the said Barnet Bond 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
Philip Letting 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 Philip Letting his heirs
or assigns at any time or times hereafter during the continuance of this
present demise on the request, and at the Cost and Charge of him the
said Barnet Bond and his assigns and on his or their Payment or ten-
-dering in Payment the sum of Eight pounds one shilling in like money
as aforesaid as a fine therefore to the said Philip Letting 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
and the said Barnet Bond for himself his Executors administra-
-tors and Assigns doth hereby further Covenant and agree to and
with the said Philip Letting his heirs and assigns that he the said
Barnet Bond his Executors Administrators and Assigns shall and
will