Point Beginning for the same at the distance of one hundred feet south from the south west Corner or intersection of Wolfe and Wilkes streets and Running thence south on Wolfe street Twenty feet thence west paralel with wilkes street Eighty feet thence north paralel with wolfe street Twenty feet thence by a straight line to the Beginning Together with all improvements thereon Made lanes alleys, ways waters priviledges easements emoluments and advantages to the said piece of Ground belonging or in any wise appertaining. To have and To hold the said piece of Ground and premises with their and every of their appurtenances, unto the said Simon Clark 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 Peter Davis his heirs and assigns the yearly Rent or sum of thirty Dollars Current Money of the united States on the first day of November in each & every year during the Continuance of this present demise. and if it shall happen that the said yearly rent or sum of thirty Dollars or any Part thereof 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 Peter Davis 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, untill all such Arrearages of rent with legale interest therefore, and all and every cost, charge and expence incurred by the said Peter Davis his heirs or assigns by reason of the nonpayment of the said rent, shall be fully satisfied and paid or make distress therefore at their Option. And also if the yearly rent or sum of thirty dollars or any part thereof 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 Peter Davis 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 their former estate; 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 Simon Clark for himself his Executors Administrators and Assigns, doth covenant and agree and

and with the said Peter Davis their heirs and Assigns, well and truly to pay the above reserved yearly rent or sum of thirty Dollars at the time above limited for the Payment of the same:- And the said Simon Clark for himself, his heirs executors, administrators and Assigns doth hereby covenant and agree to and with the said Peter Davis their heirs and Assigns, that the said Simon Clark his heirs executors, administrators and Assigns, shall and will from time to time and at all times, during the continuance of this demise, bear, pay, and discharge all and all manner of Taxes levies, duties and Assessments, that shall be assessed charged, imposed, chargeable upon, or payable out of, or payable for, or in respect of the said hereby demised premises, or any part thereof, by any law now in force, or that hereafter may be made, and thereof and from every part thereof, shall and will Acquit and discharge as well the said Peter Davis his heirs and Assigns, as also the said hereby demised premises. And the said Peter Davis heirs and Assigns, do hereby Covenant and agree to and with the said Simon Clark and his Assigns that he the said Simon Clark 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 Simon Clark 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 them the said Peter Davis his heirs or Assigns, or any other person or persons claiming any thing therein, by, from, or under them or any of them, or by their privity or procurement. and Also, that the said Peter Davis his 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 the said Simon Clark and his Assigns and on his or their payment, or tendering in Payment, the sum of thirty Dollars as a fine therefore, to the said Peter Davis his heirs and Assigns, make and execute, or cause to be made and executed, a new lease of the above demised lands 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 said parties have hereto set their hands and seals, the

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