About the age of five years Also the natural life of Ann Wood being
About the age of forty four Years yielding and Paying therefore every
year the Yearly Rent of Six Hundred and Seventy Two Pounds of Tobo
during the Terms of the Above said Lives and it is further agreed by and
Between the Said Parties that if any of the Above lives shall Cease or
depart this Life then the Said Nicholas Seavers or John Wood or the
Survivor of them or the heirs Executors Administrators or Assigns of the
Survivor of them by Paying Five Hundred Pounds of Tobacco more
to the Said Thomas Brerewood his heirs Executors Administrators or
Assigns shall have Liberty to renew the Lease and Put in another
Life for Such one as Shall be departed Provided the Said fine & Paid
besides the Growing in Six months after Such Death and So Continued
Ever Upon Every death and renewall the Same Fine at their Own
Cost and Charge and Always Yielding Paying the Yearly rent
besides the Six Hundred and Seventy Two Pounds of Tobacco Above
the first Years rent to begin and Commence the Twenty fifth day
of December Next Ensuing the date hereof and While the Said Thos
Brerewood Grants upon the Severall Covenants Clauses Articles Condi
tions and Agreements following Viz. First The Above said Rent of
Six Hundred and Seventy Two Pounds of Good merchantable leaf Toba
co to be Packed every Year in Good order and Well Conditioned in a Good
and Sufficient Hogshead with as much more Tobacco if Sent in by the
Thomas Brerewood his heirs Executors Administrators or Assigns
as Shall make the Said Hogshead full light Hundred Pounds and safe
ly and housed at the nearest Landing to the mannor the Said Hogs:
head Packing nails and Rolling at the Charge and Expence of the said
Nicholas Seavers and John Wood or Either of them or the Survivor
of them and their heirs Executors Administrators or Assigns any Law
Custom or Usuage to the Contrary notwithstanding in the Same
manner and Method shall be Observed for every fine Paid for any renewall
Secondly the Said Nicholas Seavers and John Wood or Either of them or the
Survivor of them or their Assigns has hereby full Power and Authority
to Cut down Such Wood or Timber as Shall be Necessary to Build
A

A Dwelling house or houses Upon the Said Tract of Land and for fences and
and all Other necessary Improvements for the Said Farm or Plantation
if they Want for fire Wood for Such Lotts they hold in Charlotte Town But
Not to Sell Carry off or dispose of without leave first Had and Obtained in
Writing from the Said Thomas Brerewood his heirs Executors Administra
tors or Assigns Thirdly all mines and minerals of What nature Soever are reserved
to the Sole Use and Benefit of the Said Thomas Brerewood his heirs Executors
Administrators or Assigns Fourthly The Bounds of the Said Tract of Land to be
kept Visibly Staked and marked and not to Exceed its Just Limmits and at the
Expence and Charge of the Said Nicholas Seavers and John Wood or their Assigns
Fifthly Due Proofs to be made of the Severall Lives Above mentioned at
any time When Required by the Said Thomas Brerewood Sixthly all
Buildings and Other Improvement that are or Shall be Put and Kept in
Good and Sufficient Repair Especially Upon Six months Notice Given
at any time by the Said Thomas Brerewood Which Said Notice Shall be
Delivered in Writing or affixed Upon the Said Plantation By the Said
Thomas Brerewood his heirs Ex. Admin. or Assigns Seventhly
if the Said Nicholas Seavers or John Wood or the Survivor or the heirs
Executors Admins. of Assigns of the Survivor of them that Shall at any
time hereafter be Sentenced to Part with Sell or dispose of the Premises
or any Part thereof They Shall Give the first refusall thereof to the
Said Thomas Brerewood his heirs Executors Administrators or Assigns
but Upon his or their refusall Thereupon the said Nicholas Seavers
and John Wood or Either of them or the Survivor of them or the heirs
Executors Admins. or Assigns of the Survivor of them discharging and
Paying all Arrears of Rent and all Other debts dues and demands that
are due or may become due and owing any manner of ways from them
or Either of their Heirs heirs Executors Administrators or Assigns or Either
of their heirs Ex. Admins or Assigns to the said Thomas Brerewood his
heirs Executors Admins: or Assigns has full Power to dispose of the Premises
to any Good Tenant Under Covenants Articles Clauses Conditions and
Agreements and during the remainder of the Terms Above Mentioned in
this Lease The Omission or Transgression of any of the Above
Articles