houses
or Inclosures which shall be on such parts or Parcells
of Land they occupy or possess and for erecting and finnishing
any new improvements they the said Lessees shall think proper
to make or cause to be made on their Lands aforesaid and the
said John Grinniff Howard for himself his Heirs Executors
and Administrators doth further covenant Grant and agree
to and with the said Zacheus Onion his Heirs and Assigns
that he the said John Grinniff Howard his Executors Administrators
or Assigns shall not cut Down Clear Plow Break up Sow or
convert into Tillage or Pasturage any part of the above demised
Land except such as has been heretofore occupied and
used as such by the Late or present Possessors of the said
Iron Works and that he the said John Grinniff Howard his
Executors Administrators and Assigns will not on any Land
which he shall have Occasion to clear or cut down for making
Coals for the use of the Iron Works aforesaid leave any Green
any such Land which is fit and proper to make Coals of as
aforesaid and that he the said John Grinniff Howard his Executors
administrators and Assigns shall not permit any person
to occupy or possess any of the Lands Houses and improvements
above demised or any part thereof but such person or persons
as shall be actuly imployed by the said John Grinniff Howard
in the Service and imploy of making Iron at the said Iron
Works or in some Branch of that Business and that the said
Zacheus Onion his Executors or Administrators may from
time to time and at any time during the term above mentioned
send any Quantity of Corn or other Grain for the use of his or
their families to the Grist mill at the said Iron Works
and that he the said John Grinniff Howard his Executors
or administrators shall cause the said Corn or other Grain
to be Ground into flour for the use of him the said Zacheus
(Onion)

Onion his Executors or administrators free and Clear of all Toll
or deduction for Grinding the said Corn or other Grain provided always
that if the said John Grinniff Howard his Heirs Executors or administrators
shall or do at any time or times hereafter during the said Term hereby
Letten set Alien assign or depart with the said hereby
Demised premises or any part thereof or his or their Estate Interest
or Term therein or any part thereof to any person or persons
whatsoever without his Special Licence and consent of the said
Zacheus Onion his Heirs or Assigns first had and Obtained
in Writing under his or their hands and Seals for the same that then
and from thence forth in all or any of the Cases aforesaid it shall
and may be lawfull to and for the said Zacheus Onion his Heirs
or Assigns or any of them into and upon the hereby demised
premises or into or upon any part or parcell thereof in the name
of the whole wholly to reenter and the same to have again
retain repossess and enjoy as in his their either or any of their
first and former Estate or Estates and the said John Grinniff
Howard his Heirs Executors Administrators or Assigns and all
other Occupiers or Possessors of the said hereby demised premises
or any part or parcell thereof thereout and from thence utterly
to expell put out and utterly Amove this Indenture or any
thing herein Contained to the Contrary thereof in any wise not-
withstanding and the said John Grinniff Howard for himself his
Heirs Executors and Administrators and for every of them doth
covenant promise and Grant to and with the said Zacheus Onion
his Heirs Executors Administrators and Assigns and to and with
every of them by these presents that he the said John Grinniff
Howard his Heirs Executors Administrators or Assigns shall
and will from time to time during the Term hereby Granted when
and so often as need shall require well and sufficiently repair
amend maintain fence scower Cleanse and keep all the
(houses)