Two pounds fifteen Shillings Sterling money hereby reserved or any Part thereof shall be behind and unpaid by the space of Sixty Days next after any of the said Days of Payment whereon the same ought to be Paid as aforesaid during the said Term hereby Granted, The Same being first lawfully demanded on the said Premisses, That then and from thenceforth it shall and may be lawfull to and for the said Cornelius Howard his Heirs or Assignes into the said Demised Lott of Land and Premisses Leased, or into any Part thereof to Re-enter and again to hold and enjoy as in his former Estat until all the Arrears of Rent and the Interest thereof with his or their Legal Costs and Charges be Paid any this or any thing in these Presents Contained to the Contrary notwithstanding **And** the said Richard Rogers for himself his Heirs Executors Administrators and Assignes Doth hereby Covenant Grant and Agree to and with the said Cornelius Howard his Heirs and Assignes That he the said Richard Rogers his Heirs Executors Administrators and Assignes shall and will well and truly Pay unto the said Cornelius Howard his Heirs or Assignes The aforesaid Yearly Rent of Two Pounds Fifteen Shillings Sterling money at the Days and Times and in such manner and form as is hereinbefore Limitted and Appointed for the Payment thereof according to the true intent and meaning of these Presents **And** the said Cornelius Howard for himself his Heirs Executors Administrators and Assignes Doth hereby Covenant and Grant to and with the said Richard Rogers his Executors Administrators and Assignes by these Presents in manner and form following (that is to say) That he the said Cornelius Howard his Heirs Executors Administrators and Assignes shall and will Warrant and defend The said Demised Lott of Land with the

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Premisses and Appurtenances and every Part and Parcel thereof (under the Rents and Covenants herein Contained) against him the said Cornelius Howard his Heirs or Assignes or by his or their means of Procurement for and during the aforesaid Term of Ninety nine Years without the Lett Trouble Interruption or denial of him the said Cornelius Howard his Heirs or Assignes or any Person or Persons lawfully Claiming or which may hereafter lawfully Claim from by or under him the said Cornelius Howard his Heirs or Assignes or any or either of them **And further** That he the said Cornelius Howard his Heirs and Assignes and all and every Person and Persons lawfully Claiming or which may hereafter lawfully Claim Any Estate Right Title or Interest either in Law or Equity of in or to or out of the said Lott of Land and Premisses hereby Demised and Leased with the Appurtenances or any Part or Parcel thereof from by or under him the said Cornelius Howard his Heirs or Assignes or in trust for him or them shall and will at the Reasonable Request and at the Costs and Charges in the Law of him the said Richard Rogers his Executors Administrators or Assignes at any Time or Times hereafter and upon his or their Payment or tender of Payment to the said Cornelius Howard his Heirs or Assignes of the aforesaid the Sum of Two Pounds fifteen Shillings Sterling money for and in the name of a Fine, make Execute acknowledge and perfect a new Lease or Leases agreeable to these Presents unto the said Richard Rogers his Executors Administrators or Assignes of the said mentioned Demised Lot of Land with the Premisses and Appurtenances, Which said New Lease or Leases to be made as aforesaid shall be made for the full Term of ninety nine Years then next to come, and shall be made at and under the same Rents and with the like Covenants Clauses and Agreements (Mutatis Mutandis) as are in these Presents Contained and so from Time to Time Renewable in manner aforesaid **In Witness** whereof the said Parties to these

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