presents for and during and untill the full end and Term of Ninety and Nine years from thence next ensuing to be fully Compleated and ended Yielding and paying therefore Yearly and every Year during the said Term unto the said William Fell the Son and his heirs or assigns on the Ninth day of July in every Year the Sum of Three Pounds Sterling money of Great Britain And the said Ann Fell for herself her Heirs Executors and Administrators doth hereby Covenant promise Grant & Agree to and with the said William Davis his Executors Administrators and Assigns by these presents in manner and form following, That is to say That he the said William Davis his Executors Administrators and Assigns the said hereby demised Premises with the Appurtenances for and During the aforesaid Term of Ninety and Nine years shall and may peaceably and quietly have hold use Occupy Possess and enjoy for and under the payment of the Rents and performance of the Covenants, Conditions and Provisio's hereinmentioned on the part and behalf of the said William Davis his Executors Administrators and Assigns to be paid done kept and performed from and against the aforsaid William Fell the Son his Heirs Executors Administrators and assigns and all persons Claiming or to Claim by from or under him them or any of them, or by from or under the aforsaid Edward Fell the Father, or by from or under any other person or persons whatsoever, And that the said William Fell the Son his Heirs and Assigns shall and will at the end and expiration of the said term of Ninety and Nine years upon the request and at the proper Cost and Charges of the aforsaid William Davis his Exers. Admrs. and Assigns make Seal deliver and in due form of Law fully perfect One other Lease an Demise of the hereby demised Premises to the aforesaid William Davis his Executors Administrators and Assigns for the Term of other Ninety and Nine years under the like Covenants Rents & Agreements as is herein mentioned. And at the end and expiration

Expiration of the said last mentioned term shall also Lease and Demise the said Demised Premises for other Ninety and Nine years under the like Covenants & Agreements as are herein mentioned. And so from time to time shall make such renewments for ever, He the said William Davis his Executors Administrators or Assigns paying or Tendering to the said William Fell the Son his heirs or assigns at the time of his the said William Davis his Executors Administrators or Assigns Requesting any and every such renewment of the said Lease or Demise as aforesaid, as well the Sum of Three pounds Sterling money as a Fine for every such Renewment, as all or any Rent that may be due at the time of such Request and payable on this or any other such future Lease or Demise of the said hereby Demised premises. And the said William Davis for himself his heirs Executors Administrators and Assigns doth hereby Covenant promise grant and agree to and with the aforesaid Ann Fell her Executors Administrators and Assigns in manner and form following, That is to say, That he the said William Davis his Heirs Executors Administrators and Assigns or some of shall and shall and will from time to time and at all times hereafter well and truely pay or cause to be paid unto the said William Fell the Son his heirs and Assigns or such person or persons as shall be Authorized to receive the Same to his and their use the said Yearly Rent at the Days and Times herein before Appointed for payment thereof and that it shall and may be lawfull to and for the said Ann Fell for and in behalf of the said William Fell to destrain and in and upon any part of the hereby demised premises to enter for the Rent aforesaid upon non payment thereof. And the said William Davis doth further Covenant, promise, grant and Agree That he the said William Davis his Executors Administrators and Assigns shall and will within the Space of Two years from the Commencement of the Demise hereby made, at his and their own proper Costs and Charges Build, Erect or make such Houses buildings Wharfs and Improvements on the Demised Premisses and keep the same in repair as shall be sufficient to secure the said Yearly Rent of Three Pounds Sterling

And