the said ground so laid out by the numbers one hundred and
Eighty Eight and one hundred and ninety five & is contained
within the following metes & bounds courses & distances Viz
Begining at the South west corner of Lot Number Two hun=
dred & Five on Wolf Street and runing thence south bounding
on Wolf Street one hundred & Twenty feet to Alisons Street
then runing & bounding on alisons Street East to the water
then runing & bounding on the water North to Lot Number
Two hundred & two and thence by a straight line to the place of
Begining Together with all ways Passages Easements Priviledges
Emoluments and appurtenances whatsoever to the demised
premises belonging or in any wise appertaining To have
and To hold the said Demised premises with the appurtenan=
ces unto the said John Deaver his heirs Exors admors & assigns
for & during the full Space & Term of Ninety nine Years from
the day of the date of these presents fully to be Compleat &
Ended Yeilding & paying therefore Yearly Every Year during
the said Term unto them the sd. James Giles and Ann his wife
or unto the afs William Fell (the son) or to their or his Represen
tative or Representatives heirs Exors admors or assigns the
full and Clear rent or Sum of Six pounds ten Shillings Sterling
on the Fifteenth day of June in each Year and the said James
Giles and Ann Giles for themselves and William Fell their
heirs Executors & administrators Do hereby Covenant promise
grant & agree to and with the said John Deaver his heirs
Exors admors and assigns in manner & form following that
is to Say that he the said John Deaver his heirs Exors admors
& assigns the said hereby Demised premises with the appur=
tenances for and during the afs Term of ninety nine Years shall
and may peaceably & quietly have hold use occupy Possess & Enjoy
for & under the payment of the Yearly rents & performance of
the Covenants & agreements herein after mentioned on the
part of the said John Deaver his Exors admors and assigns
to be paid done kept & performed from and against the afs
James Giles and Ann his wife and William Fell their heirs
Exors admors & assigns & all person claiming or to claim by
from

from or under him them or any of them or by from or under the afs
Edward Fell the Father or any other person or persons whatsoever
And the said James Giles & Ann his wife or the afs William Fell the
Son their heirs & assigns shall & will at the End and Expiration of the
afs Term of ninety nine Years upon the request and at the proper
Costs and Charges of the afs John Deaver his heirs Exors admi=
=nistrators and assigns make Seal and Deliver and in due form Execute
& fully perfect one other Lease or Demise of the hereby Demised premis
to the afs John Deaver his heirs Executors administrators or assigns
for the Term of ninety nine Years under the like Covenants rients and
agreements as are herein Contained and at the End & Expiration of
the s last mentioned Term shall also Lease & Demise the said
Demised premises for other ninety nine Years under the like rents
Covenants and agreements and so from time to time shall make such
renewments as afs for Ever He the said John Deaver his heirs
Exors admors or assigns paying or Tendering to the afs James Giles or
Ann Giles his wife or to the afs William Fell the son their heirs or
assigns at the time of his the said John Deaver his heirs Exors
admors or assigns requesting and & every such renewment of the
said Lease or Demise as afs. as well the sum of Six pounds ten shillings
Sterling as a fine for every such renewment as also all or any rent that
shall or may at the time of such request be due and payable in this
or any such future Lease or Demise of the said Demised premises
and the said John Deaver for himself his heirs Exors admors &
assigns Doth hereby Covenant promise grant & agree to and with
the afs James Giles & Ann his wife and the said William Fell their
heirs Exors admors & assigns in manner & form following that
is to Say that he the said John Deaver his Exors admors and assig
or some of them shall and will from time to time and at all times
hereafter well & truly pay or cause to be paid to the said James Giles
& Ann Giles or unto the afs William Fell the son or to their or his
Representative or Representatives heirs Executors admors or
assigns or such person or persons as shall be properly authorised
to receive the same to his & their use the said Yearly rent at the
afs time herein before appointed for payment thereof and that
shall and may be Lawfull for the said James Giles and Ann