the corner of Lot No. One hundred and Sixty five on Market Street
and running and bounding on Market Street sixty feet to lot No.
one hundred and Sixty five Then running & bounding on lot No.
one hundred & Sixty five to the place of Beginning containing
one Quarter of an Acre more or less together with all ways Waters
Easements profits Commodities Advantages and appurtenances
to the said demised place or parcel of Ground belonging or any
Wise appertaining To Have and To Hold the said demised
premises as with the appurtenances unto the said John Patrick
his Heirs Executors administrators and Assigns from the Tenth
day of March last past and during and until the full End and
Term of Ninety nine Years thence next ensuing and fully to be com=
=pleated and ended under and Subject nevertheless to the Conditions
provisoes and Limitations herein after mentioned Yelding
and paying therefore Yearly and every Year during the said
Term unto them the said James & Ann Giles Their Heirs and
Assigns or Lawful Attorney the rent of Four Pounds Sterling
Money and the said John Patrick for himself his Heirs
Executors administrators and assigns and every of them doth
hereby covenant promise grant and agree to and with the
said James & Ann Giles their Heirs and assigns that he the
said John Patrick his Executors administrators or assigns
shall and will within Two Years from the Commencement of the
Demise hereby made at his or their own proper Costs and Charges
build and erect on the demised premises a good and Sufficient
Stone or Brick House to cover four hundred Square feet covered
with pointed hyppes Shingles and shall and will Yearly and every
Year during the said Demise well and truly pay to Them the
said James & Ann Giles their Heirs and Assigns or Lawful=
Attorney the said Yearly Rent reserved and that it shall and
may be Lawful for the said James & Ann Giles Their Heirs and
Assigns or Lawful attorney to distrain in and upon any part of
the demised premises for the rent aforesaid upon Non=
payment thereof and the said James & Ann Giles for themselves
their Heirs Executors administrators and Assigns doth hereby
covenant promise grant and agree to and with the aforesaid
John

John Patrick his Executors administrators and Assigns that they
the said James & Ann Giles their Heirs and Assigns or Lawful attorney
shall and will upon the Request and at the Costs and Charges of the
aforesaid John Patrick his Executors administrators and Assigns and
Assigns and upon his or their paying and tendering the Sum of Four
Pounds Sterling in the Name of and as a Fine for Renewment of any Term
during the Continuance of this present Demise made and executed to him
the said John Patrick his Executors administrators or assigns so request=
=ing and paying or tendering as aforesaid a Lease or Demise of the
said Demised premises for Ninety nine Years to take Effect and commence
at the End of the Term hereby demised at and upon the same Rent and with
and under the like Covenants provisoes and Agreements as are herein
contained so that this present Demise shall and may be renewable and renewed
for Ever and it is also provided and hereby expressly covenanted
granted concluded and agreed by and between the said parties to these
presents for themselves their Heirs Executors administrators and assigns
respectively That in case such House shall not so be built within the Two
Years herein before mentioned that then the said John Patrick his Heirs
Executors administrators or Assigns upon his or their paying or tendering
the Sum of Four Pounds Sterling Money to the aforesaid James &
Ann Giles their Heirs or assigns or lawful Attorney within one Month
next after the Expiration of the said Two Years shall and may have two
Years commencing from the Expiration of the first mentioned Two
Years for the Erecting Building and Compleating the said House
but if Default shall be made in the Building the said House within
the first Two Years limited for the Building thereof and also in the
payment of the said Sum of Four Pounds Sterling Money within the
said Term of one Month next after the Expiration thereof or that after
such last mentioned payment there shall happen to be Default in Erecting
Building and Compleating such House as aforesaid within the Two
Years last limited for the Erecting Building and Compleating such
House or if Default shall be made in the payment of any One Quart
Rent for the Space of Six Months next after the Day in which the same
ought to have been paid as aforesaid that then it shall and may be Lawful
upon any such Default as aforesaid contrary to the true Intent and
Meaning of these presents for them the said James & Ann Giles or
Their