Covenant Promise Grant and Agree to and With the Aforesaid James Smith his Executors Administrators and Assigns That he the said Isaac Hall his Heirs and Assigns or Lawful Attorney shall and will upon the Request and at the Costs and Charges of the Aforesaid James Smith his Executors Administrators and Assigns and upon his or their paying and Tendering the sum of One Pound Sterling in the Name of and as a Fine for Renewment at any time During the Continuance of this Present Demise make and Execute to him the said James Smith his Executors Administrators or Assigns so Requesting and Paying or Tendering as Aforesaid a Leave or Demise of the said Demised Premises For Ninty Nine Years to take Effect and Commence at the End of the Term hereby Demised at and upon the same Rent and with and upon the same Rent and with and Under the Like Covenants Provisos 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 James Smith his Heirs Executors

Administrators or Assigns upon his or their paying or Tendering the sum of One Pound Sterling Money to the Aforesaid Isaac Hall his Heirs or Assigns or Lawfull 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 one Pound 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 Year 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 such Default as Aforesaid Contrary to the true Intent and Meaning of these Presents for him the said Isaac Hall or his Lawful Attorney into the said Demised Premises or into any Part or Parcel thereof in the Name of the Whole to reenter and the same and Every Part thereof Again to have hold Repossess and Enjoy as in and their Former Estate as if this Present Demise had