(122) with the appurtenances for and during the aforesaid Term of Ninety nine Years shall and may peaceably and quietly have hold Occupy and enjoy for and under the Payment of the Yearly Rent and Performance of the Covenants and Premisses herein mentioned on the Part of the said Christopher Lems his Executors Administrators and Assigns to be paid done kept and Performed from and against the said Andrew Buchanan his Heirs Executors Administrators and Assigns and all Person or Persons claiming or to claim by from or under him them or either of them and that he the said Andrew Buchanan his Heirs and Assigns shall and will at the End and Expiration of the said Term of ninety nine Years upon the Request and at the Costs and Charges of the aforesaid — Christopher Lems his Executors Administrators and Assigns make seal and Deliver and in due Form of Law Execute and fully Perfect one other Lease and Demise of the hereby Demised Premisses to the aforesaid Christopher Lems his Executors Administrators or Assigns for the Term of Ninety Nine Years then next following under the like Rent — Covenants and greements as herein mentioned and the End and — Expiration of the said Last Mentioned Term shall also Lease and — Demise the said Demised Premisses for other Ninety Nine Years under the like Rent Covenants and agreements and so from time to time shall and make such Renewments as aforesaid for ever he the said Christopher Lems Paying or tendering to the said Andrew Buchanan his Heirs or Assigns at the time of his the said Christopher Lems his Executors Administrators or Assigns requesting any and every such Renewment of the said Lease or Demise as aforesaid as well

(123) the Sum of Ten Pounds Sterling as a Fine for every such Renewment as all or any Rent that shall or may at the time of such Request be due and payable on this or any such future Lease or demise of the said Demised Premisses and the said Christopher for himself his Heirs Executors — Administrators and Assigns Doth covenant Promise grant and agree to and with the said Andrew Buchanan his Heirs Executors Administrators and Assigns in manner and form following that is to say that he the said Christopher Lems shall and will within two Years from the Commencement of this present demise build and erect or cause to be built and erected in and upon the demised Premisses one good and sufficient Building of Bricks and Lime to cover nine hundred square Feet of the Height of two Stories above the Cellers and to be covered with Sawed Lyprus Shingles and the whole of said Building to be compleated and finished and also that he the said Christopher Lems his Executors Administrators or Assigns or some of them shall and will from time to time and at all times hereafter well and truly pay or cause to be paid unto the said Andrew Buchanan his Heirs or Assigns or to such Person or Persons as shall be duly authorized to receive the same the said yearly Rent at the aforesaid Times herein before appointed for Payment thereof and if it shall happen that the said Christopher Lems shall make Default in building the said Dwelling house as aforesaid within the Space of two Years herein before limited that then this Present Indenture of Lease and every Clause Covenant and Agreement therein contained shall cease determine and Become null and void to it shall happen the said yearly Rent or any Part thereof shall be behind or unpaid