in the possession of Buckingham Dickinson and running in Front upon
Queens Street Twenty feet then running on Parallel Lines with the said —
Dickinsons Lott Seventy feet back which said Piece of ground is Part and
Parcell of the aforesaid Premisses Conveyed to the s^d Philip Rogers by the s^d
George Wells together with all the Rights and Advantages belonging to the
s^d Piece of ground To have and To hold the said Piece of ground above —
described with its Appurtenances unto the said Barnaby Johnston —
his Executors Administrators and Assigns for and during all the rest
Residue and Remainder of the said Term of Years which is yet to come
and unexpired and for and during all and every further Term hereafter
to be granted of the same and in as full and Ample Manner as the said
Philip Rogers held and possessed the same by force and Virtue of the
aforesaid in part recited Instrument or by any other means Whatso=
=ever and the said Philip Rogers doth hereby for himself his Executors Admrs
and Assigns Covenant Promise and agree to and with the said Barnaby
Johnston his Executors Admrs and Assigns in Manner following, to wit,
that he the said Philip Rogers now hath in himself good Right full
Power and Authority to make this present grant and Demise in —
manner aforesaid and that he hath not hitherto done nor shall he
his Executors or Admrs hereafter do any Act Matter or Thing to defeat
Lessen or Prejudice this present grant But that he the said Barnaby
Johnston his Executors Admrs and Assigns shall and may Peaceably and
Quietly have hold Occupy and possess the aforesaid hereby Conveyed —

Premisses and every part thereof without the hinderance or Molestation
of him the said Philip Rogers his Executors Admrs or Assigns or Assigns
or any Persons Claiming under him them or any of them and further
that the said Philip Rogers his Executors Admrs and Assigns shall
and will at the Costs and Charges of the said Barnaby Johnston
his Executors Admrs and Assigns at the End and Expiration of
the aforesaid Term of Ninety Nine Years make and Execute one
further and other Lease of the aforesaid Premisses so Conveyed as aforesaid
unto the said Barnaby Johnston his Exec^rs Admin^rs and Assigns for
the further Term of Ninety Nine Years and so from time to time for
ever shall make such Renewals as aforesaid and the said Barnaby
Johnston doth hereby Covenant and promise to and with the said —
the said Philip Rogers his Executors Admrs and Assigns that he
the said Barnaby Johnston his Executors Admrs and Assigns shall
and Will from time to time hereafter well and truly pay unto the said
Philip Rogers his Executors Admrs and Assigns the Sum of Three Pounds
Sterling Rent Yearly and every Year during this Demise and also shall
and will pay unto the said Philip Rogers the Sum of Three Pounds Sterling
for every Renewal of the a^d Term and the said Philip Rogers doth hereby
Covenant and promise that he his Exec^rs and Admrs shall and will at
any time hereafter at the Costs of the said Barnaby Johnston make and
execute all such further Deeds and Assurances of the hereby granted
Premisses as for the further and better Assuring the same According to the