motos & Bounds Courses & Distances (viz.) Beginning at the end of one hundred and fifty Nine feet from the South West Corner of Baltimore Street & South Lane on South Lane and running thence Southerly along South Lane Twenty four feet thence Westerly parralel with Lovely Lane One hundred feet to an Ally now laid out thence Northerly bounding on the said Ally Twenty four feet and then by a Straight Line to the begining Together with all ways Passages Easements Privileges Emoluments and Appurtenances to the same parcel or Portion of ground belonging or in any wise Appertaining To have and To hold the said Demised ground and premises with their Appurtenances unto the said Nathaniel Smith his Executors Administrators & Assigns from the day next before the day of the date of these presents for and during and unto the full space and Term of Ninety Nine Years thence next ensuing fully to be Compleat and ended Yielding and Paying therefore to him the said Nicholas Rogers his heirs & Assigns the Yearly rent or Sum of Six Pounds Sterling in manner & form following (to wit) One Moiety or half part thereof on the Second day of July and the other Moiety or half part thereof on the Second day of January in each Year and the said Nathaniel Smith for himself his heirs Executors Administrators and Assigns doth hereby Covenant promise grant agree to and with the said Nicholas Rogers his heirs Executors Admors and Assigns in manner & form following that is to say that the said Nathaniel Smith his heirs Executors Administrators and Assigns shall and will from time to time and at all times hereafter pay or cause to be paid

unto the said Nicholas Rogers his heirs or Assigns or such person or Persons as shall be properly Authorized to receive the same the Yearly rent or Sum of Six Pounds Sterling Money in Manner and form as the save the same is above reserved to be paid and further that he the said Nathaniel Smith his Executors Admors or Assigns shall and will within the space of Three Years from the Commencements of the demise hereby made at his own proper Cost & Charge Build Erect & Compleat on the said Parcel of ground a good and sufficient Brick house two Stories high at the [redacted] least from the Surface of the ground to the Cornice of the roof & Constructed in such manner as to guard as much as may be against the Casualties of fire and if it shall happen that the said Yearly rent or any part thereof shall be in Arrear and unpaid by the space of Twenty days next after any of the days and times on which the same is above reserved to be paid that then it shall and may be lawfull to and for the said Nicholas Rogers his heirs or Assigns into the S. Demised Premises to Enter & make distress in & upon any part thereof for the same and the said Nicholas Rogers for himself his heirs Executors Admors and Assigns doth hereby Covenant promise grant and agree to and with the said N[redacted]el Smith his Executors Admors and Assigns that if the said Building shall not be Erected and Compleating within the time limitted for Erecting and Compleating the said House that then and in such case the S. Nathaniel Smith his heirs Executors Admors