be compleat and ended Yielding and paying therefore Yearly and
every Year unto the said Francis Sanderson and his Assigns during
the said Term the rent or Sum of three pounds fifteen Shillings
Sterling Money or its Equivalent in Spanish Dollars at Seven
Shillings and Six pence each on the first day of March in each
Year and the said Elias Barnaby for himself his heirs and Assigns
doth hereby Covenant and grant to and with the said Francis Sanderson
and his Assigns that he the said Elias Barnaby and his Assigns shall
and will pay to him the said Francis Sanderson and his Assigns
the aforesaid Yearly Rent or Sum of three pounds fifteen Shillings
Sterling Money in manner and form as the same is above reserved to
be paid and Further that the said Elias Barnaby and his Assigns
shall and will within the space of Two Years from the date of this
Instrument of Writing at his or their Own proper Cost and Charge
build Construct and finish on the said Demised Premises a good and
Sufficient Building of Wood Brick or Stone the Annual Value
Rent whereof shall be seen amply Sufficient to pay and Satisfy
the above reserved ground Rent and the Same so built shall keep in
good Tenantable Repair so that it shall be always Sufficient for that
purpose and Further that if it shall happen that the said Yearly
Rent



or Sum of three pounds fifteen Shillings Sterling or any part thereof
shall be in arrear and unpaid by the space of Twenty days Next
after the time on which the same is above reserved to be paid that
then it shall and may be lawful to and for the said Francis Sanderson
or his Assigns into the said Demised Premises or any part thereof to
enter and make Distress therefore on the Same to hold possess and
enjoy untill all such Arrearages of Rent with the Interest therefore
and Costs of making such Entry be fully Satisfied and paid and also
that if the said Elias Barnaby or his Assigns shall neglect or defer
to make and Erect the Building abovementioned within the time limited
that in such Case he the said Elias Barnaby or his Assigns shall and
will pay or cause to be paid to the said Francis Sanderson or his
Assigns over and above the reserved Yearly rent as aforesaid the Sum
of Ten Shillings Sterling for Month for and each and every Month he or
they shall so neglect or defer to make and finish the Building as afore-
said and the said Francis Sanderson for himself and his Assigns doth
hereby Covenant and grant to and with the said Elias Barnaby and his
Assigns that he the said Francis Sanderson shall and will on the Request
and at the proper Cost and charge of the said Elias Barnaby or his Assigns
and on his or their payment or Tendering in payment the Sum of three
Pounds