at his own proper cost and charge Build erect and Complete on the front of the said parcel of ground a good and Sufficient Brick House Two Stories high at least from the Surface of the ground to the Cornice of the Roof and Constructed in such manner as to guard as much as may be against the Casualty of Fire and if it shall happen that the said Yearly Rent or any part thereof shall be in Arrears and unpaid by the space of Thirty Days next after any of the days or times on which the same is above reserved to be paid that then it shall and may be Lawfull to and for the said Thomas Harrison his heirs or Assigns into the said Demised premises to enter and make distress in and upon any part thereof for the same and the said Thomas Harrison for himself his heirs Executors Administrators and Assigns doth hereby Covenant promise grant and agree to and with the said George Prestman his Executors Administrators and Assigns that if such Building shall not be erected and compleated within the time limitted for the Erecting and compleating the said House that then and in such case the said George Prestman his heirs Executors Administrators and Assigns upon his or their tendering in payment the Sum of Six Pounds Sterling Money as a Fine and all the Rents that shall be then due and in Arrears unto the said Thomas Harrison his heirs or Assigns

within

within One Month after the Expiration of the said Three Years shall and may have the further Space ~~Space~~ or time of One Year from the end of the said three Years for the erecting and compleating of such Building as aforesaid and shall and may also have such further and longer time for the purposes aforesaid as shall be requisite on Payment of a Sum of Money Proportionable to the said time at the Rate of Six Pounds Sterling Money for Year and further that he the said Thomas Harrison his heirs or Assigns shall and will upon the Request and at the proper cost and charge of the aforesaid George Prestman his heirs Executors Administrators or Assigns upon his or their payment or tendering of payment the Sum of Six Pounds Sterling in the Name of fine as a Fine for Renewment at any time during the Continuance of this present Demise make and Execute to him the said George Prestman his Executors Administrators or Assigns so requesting paying or tendering as aforesaid a new Lease of the said Demised premises for Ninety Nine Years to take Effect and commence at the end of the Term for which the same is hereby demised under the same Rent and with the like Covenants clauses and agreements as are herein contained so that this present Demise may be Renewable and Renewed for ever and that he the said George Prestman his Executors

Administrators