and Improvements shall not be Erected and Compleated within the Time Limitted for Erecting Building and Compleating the same that then and in such Case the said Fergus McIlbray his Executors Administrators & Assigns upon his or their paying or Tendering in Payment the further Sum of Four Pounds Ten Shillings Sterling over & above the said Yearly Rent Together with what Rent shall be then due and in Arrear unto the said William Hammond his Executors Administrators & Assigns shall and may have the Year Next Commencing at the Expiration of the said Three Years for the Building Erecting & Compleating thereof and also shall and May have such farther and Longer Time for the Purposes aforesaid as shall be requisite upon payment of a Sum of Money Proportionable to the said Time at the Rates of four Pounds Ten Shillings sterling p Year and further that he the said William Hammond his Executors Administrators or Assigns shall and will upon the Request proper Costs and Charges of the aforesaid Fergus McIlbray his Executors Administrators and Assigns and upon his or their paying or Tendering in Payment the Sum of four Pounds Ten Shillings Sterling as and in the Name of a fine for Renewment at any time during the Continuance of this Lease made and Executed to him the said Fergus McIlbray his Executors Administrators and Assigns a New Lease of the said Premises for other Ninety Nine Years to take Effect & Commence at the

the end of the Term for which the same is hereby Letten under the same Rents and with the like Covenants Clauses and agreements herein Contained so that this present Lease may be Renewable and Renewed for ever and that the said Fergus McIlbray his Executors Administrators and Assigns the aforesaid demised Premises with the Appurtenances for and during and unto the full End Space and Term of Ninety Nine Years hereby Letten shall and may Peaceably & Quietly have hold Use Occupy Possess & Enjoy the same for & under the Payment of the Rents and Performance of the Covenants & agreements herein before Contained on the part of the said Fergus McIlbray his Executors Administrators & Assigns to be paid done & kept & Performed According to the true Intent and Meaning of these Presents from and against him the said William Hammond his heirs & Assigns and against all Persons claiming any thing therein by from or under him them or any of them and it is also provided and Expressly Covenanted by and Between the said Parties their Executors Administrators and Assigns respectively that in Case the said Building and Improvements shall not be so Erected & Compleated within the ~~space~~ Three Years herein before Limitted & Appointed for the Building Erecting and Compleating the same and if also default shall be made in the Payment of the said Sum of four Pounds Ten Shillings sterling