same the yearly Rent or Sum of five pounds Sterling in Manner and form as the
same is above reserved to be paid and further that he the said William Jacob his Ex.rs
Adm.rs and assigns shall and will within the Space of two years from the Commencement
of this demise hereby made, at his own proper cost and charge, Build, Erect and Compleat
on the front of the said parcel of Ground, a good and Sufficient Brick or stone House
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 for 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 &c
May be Lawfull to and for the said William Fell his Heirs or assigns into the said
demised premisses to enter and make Distress in and upon any part thereof for the
same, and the said William Fell, for himself, his Heirs Executors Adm.rs and assigns doth
hereby covenant promise, grant and Agree to and with the said William Jacob his
Executors Adm.rs and assigns, that if such Building shall not be erected & Compleated
Within the time Limited for the erecting and Compleating the said House that
then and in such Case the said William Jacob his Heirs Executors Adm.rs and assigns
upon his or their tendering in payment the sum of five pounds Sterling Money as afine
and all the Rents that shall be then due and in Arrears unto the said William Fell
his Heirs or assigns, within one Month after the Expiration of the said two years shall
and may have the further Space or times of two years from the End of the said two years
for the erecting and Compleating of such building aforesaid and further that he
the said William Fell his Heirs or assigns, shall and will, upon the request and at
the proper Cost and Charge of the aforesaid William Jacob his Heirs, Executors Adm.rs or
assigns upon his or their payment, or tendering of payment, the sum of five pounds Sterling
in the Name of and as afine for Renewment, at any time during the Continuance of this
present Demise make and execute to him the said William Jacob his Executors adm.rs
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
and Clauses and Agreements as are herein Contained so that this present demise may

be renewed able renewed forever, and that he the said William Jacob his Executors adm.rs
and assigns the aforesaid demised ground & premisses with them and every of their appur
tenances for and during the aforesaid Term of Ninety Nine years hereby Letten shall
and may peaceably and quietly have, hold use Occupy possess and enjoy, for and on
the payment of the Rents and performance of the Covenants Conditions and Agreements
herein before mentioned on the part of the said William Jacob his Executors adm.rs or
assigns to be paid and performed According to the true Intent and meaning of these
presents from and against him the said William Fell, his Heirs and assigns and all
and every other person and persons claiming or to claim any thing therein by from
or under him, them or any of them and it is hereby also provided and expressly
Covenanted granted concluded and agreed upon, by and between the said parties to
these presents for themself their Heirs Executors, adm.rs and assigns respectively that
in case such House, as aforesaid, shall not be so built within the space of two
years herein before Limited and appointed for Building and Compleating thereof &c
if also default shall be made in the payment of the said sum of five pounds
Sterling Money Sterling within the said Term of one Month next after the
Expiration thereof, or that after such Last mentioned payment there shall happen
to be default made in erecting the said House, as aforesaid within the two
years Last Limited for the erecting building and Compleating the same and after
the Expiration to the said two years Last mentioned, there shall happen to be
default made in payment of a proportionable sum of Money, as above directed
Within the Space of one Month next after the Expiration of the said Last mentio
ned two years, or if default shall be made in payment of any one year's Rent for the
Space of Six Months after any of the days and times of which the same ought to have
been paid as aforesaid that then it shall and may be Lawfull upon any such default
as aforesaid Contrary to the true Intent and Meaning of these presents for him the
said William Fell, his Heirs or assigns, if to him or them shall seem meet, into the
said demised premisses, or into any part or parcel thereof in the Name of the whole