receive the same. the yearly Rent or Sum of ten pounds Sterling in manner and form as the same is above reserved to be paid and further that he the said Archd. Moncrieff his Executors. admrs. and assigns shall & will within the space of two years from the Commencement of this demise hereby made. at his own proper cost & charge build. erect and Compleate on the front of the said parcel of ground. a good & 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 & 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 and may be lawfull to & for the said William Foll. 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 William Foll. for himself. his heirs. Exrs Admrs. and assigns doth hereby covenant promise grant and agree to & with the said — his Executors Admrs. 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 & in such case the said —— his heirs. Executors admrs. and assigns upon his or their tendering in payment the sum of —— as a fine and all the Rents that shall be then due and in arrears unto the said William Foll. his Heirs or assigns. within one Month after the Expiration of the said two years shall and may have the further space or time of two years from the ~~commencement~~ end of the ~~Term~~ said two years for the erecting & compleating of such building aforesaid and further that he the said William Foll, his Heirs or assigns shall and will. upon the request and at the proper cost & charge of the aforesaid Archibald Moncrieff his heirs, or Exrs Admrs. assigns. ~~shall & will~~ upon his or their payment or tendering of payment. the sum of ten pounds Sterling. in the name of a fine for renewment. at any time during the continuance of this present demise. make and execute to him the said Archibald Moncrieff his Executors. admrs. or assigns so requesting. paying or tendering as aforesaid. a new Lease of the said demised premises for Ninety Nine years. to take Effect & commence at the end of

the Term for which the same is hereby demised ~~premises~~ 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 Archibald Moncrieff his Executors admrs. and assigns the aforesaid demised ground & premises with their every of their appurtenances. for & during the aforesaid Term of Ninety nine years hereby Letten shall & may peaceably & quietly have hold use occupy possess & enjoy for and on the payment of the Rents and performance of the Covenants Conditions and and agreements herein before mentioned on the part of the said Archibald Moncrieff his Executors. Admrs. or assigns. to be paid and performed According to the true intent and meaning of these presents from and against him the said William Foll, 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 themselves their heirs Executors admrs. and assigns respectively. that in case such House. aforesaid. shall not be so built within the space of two years herein before limited & appointed for building and compleating thereof and if also default shall be made in the payment of the said sum of ten pounds 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 of the said two years last mentioned there shall happen to be default made in the payment of a proportionable sum of money. as above directed. within the space of one Month next after the Expiration of the said last mentioned 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 p. 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 Foll. his heirs or assigns. if to him or them shall seem meet. into the said demised premises. or into any part or parcel thereof in the name of the whole. to reenter and the same again to have