thence East on Whiskey Alley four and an half Perches to Howard Street thence South binding on Howard Street to the Beginning Together with all Improvements thereon made Lanes Alleys Ways Waters Privileges Easiments Emoluments and Advantages to the Said Lott of Ground belonging or in any wise appertaining To Have and to Hold the said Lott of Ground and premisses with their and every of their Appurtenances unto the said George Steyer his Executors Administrators and Assigns from the Day next before the Day of the Date of these presents for and during and until the full End and term of Ninety-Nine Years from thence next ensuing fully to be complete and ended Yielding and paying therefore to the said John Eager Howard his Heirs and Assigns the Yearly Rent or Sum of Eleven pounds Current money in half Johannesses at three pounds each and Mexican Dollars at Seven Shillings and six pence each on the first Day of September in each and every year during the Continuance of this present Demise And if it shall happen that the said yearly Rent or Sum of Eleven Pounds Current money shall be in Arrear and unpaid by the Space of Sixty Days next after the time on which the same is above reserved to be paid the same being first Lawfully demanded that then it shall and may be Lawful to and for the said John Eager Howard his Heirs or Assigns into the Said Demised Premises or any part thereof in the Name of the whole to reenter and the Same to have again repossess occupy and enjoy as in his or their former Estate until all Such Arrearages of Rent with legal Interest therefore and all and every Cost charge and expence incurred by the said John Eager Howard his Heirs or Assigns by reason of the Non-payment of said Rent shall be fully Satisfied and paid or make Distress therefore at his or their Option And also if the said yearly Rent or Sum of Eleven pounds Current money shall be in Arrear and unpaid by the space of one whole year next after the Time on which the same is above reserved to be paid the Same being first Lawfully demanded that then it shall and may be Lawful to and for the said John Eager Howard his Heirs or Assigns into the said demised premisses or any part thereof in the name of the whole to reenter and the Same to have again repossess occupy and enjoy as in his or their former estate and that then and in such Case this Indenture and every Clause Matter and Thing therein Contained shall from thenceforth be utterly void and of none effect and the said George Steyer doth for himself his Heirs Executors and Administrators covenant and agree with the Said John Eager Howard his Heirs and Assigns that he

the said George Steyer and his Assigns shall within the Term of four years from the Date hereof erect and build a good and Substancial Dwelling House of the yearly value of Twenty pounds current money and in case the Said building shall not be erected within the said Term then the said George Steyer for himself his Heirs Administrators and Assigns doth Covenant to pay to the said John Eager Howard his Heirs and Assigns the Annual Sum of ten pounds Current money exclusive of and in Addition to the Rent already reserved which said Additional Sum of Ten pounds current money shall be regularly and duly paid every year until the said Buildings are erected and then to cease and not before And the said George Steyer for himself his Executors Administrators and Assigns doth Covenant and agree to and with the said John Eager Howard his Heirs and Assigns well and truly to pay the above reserved yearly Rent or sum of Eleven pounds Current money at the time above Limited for the payment of the same And the said John Eager Howard for himself his Heirs and Assigns doth hereby Covenant and agree to and with the said George Steyer and his Assigns that he the said George Steyer and his Assigns on the payment of the Rent and performance of the Covenants hereinbefore mentioned and Reserved on the part of the said George Steyer his Assigns to be paid and performed shall and may peaceably and quietly have hold use occupy possess and enjoy the above Demised Land and premisses with their and every of their Appurtenances for and during the aforesaid Term of Ninety Nine years for which the same is above Demised without the Let trouble or Interruption of him the said John Eager Howard his Heirs or Assigns or any other person or persons claiming any thing therein by from or under him them or any of them or by his or their privity or procurement And also that the said John Eager Howard his Heirs and Assigns at any time or times hereafter during the Continuance of this present demise on the Request and at the cost and Charge of him the said George Steyer and his Assigns and on his or their payment or tendering in payment the Sum of Ten pounds Current money in Specie as a fine therefore to the said John Eager Howard his Heirs and Assigns make and execute or cause to be made and executed a new Lease of the Above demised Land and premisses for other Ninety-Nine Years to commence and take effect from and at the end of the term for which the same is above demised Subject to the same Rents and under the like Covenants Clauses and agreements as are herein before mentioned so that this present demise may be renewable and renewed