to be paid done kept and performed Hath demised Granted Leased set and to farm letten
and by these presents doth demise Grant Lease set & to farm let unto the said Elisha Tyson
his Executors Administrators & Assigns All those pieces parcels or parts of a Tract of Land
Called and known by the Name of Mountnays Neck which are Contained within the follow-
ing Metes bounds Courses and Distances Viz Beginning for the first piece or parcel of
the said Tract of Land on Wilkes Street eighty feet from the Corner or Intersection of Eden
and Wilkes Streets and running thence West bounding on Wilkes Street till the same intersects
Harford Street then South on and with Harford Street to the first line of Mountnays neck
then reverse of said line East South East to the Land lately leased by the said John Cornth-
wait to David Brown then Northerly parallel with Eden Street to the Beginning then
Beginning for the second of the said pieces or parcels of Ground hereby intended to be Leased or
Demised On the West side of Harford street Adjoining the South side of the Lot lately Leased
by the said John Cornthwait to George Hulsey and running thence on and with the line
of the said Hulseys Lot till it intersects the line of Bryan Philpotts Land then southerly
bounding on and with the line of Brian Philpott till the same intersects the first line of Moun-
tnays Neck then reverse of said Line East South East till it Intersects Harford Street and then
on and with Harford Street to the beginning together with all and Singular the premisses there-
on being and all and every the Appurtenances and Advantages thereunto belonging or therewith
used or in any wise Appertaining: To have and to hold the said pieces or parcels of Ground &
premisses unto the said Elisha Tyson his Executors Administrators and Assigns from the
day of the date hereof for and during and unto the full end and term of Ninety Nine years
now next ensuing fully to be Complete and ended Yielding and paying therefore to the said John
Cornthwait his Executors Administrators & Assigns the yearly rent or sum of Twenty five
pounds in Gold or silver specie on the fifth day of July in each and every year during the Con-
tinuance of this present demise And if it shall happen that the said Yearly Rent of twenty
five pounds in Gold or silver specie shall be in Arrear and unpaid by the space of Ninety days
Next after any of the days or times on which the same is above reserved to be paid that then
and in that Case it shall and may be Lawful to and for the said John Cornthwait his Heirs
Executors Administrators & Assigns into the said Demised premisses or any part thereof in
the Name of the whole to reenter And the same again to Repossess and enjoy as in his or their
former Estate until all such Arrearages of rent with Legal Interest thereon and all and
every —

very Cost Charge and Expence Incurred by the said John Cornthwait his Heirs Exec.rs Administ-
rators or Assigns by Reason of the Non payment of the said Rent shall be fully paid and satisfied or make
distress therefor at his or their Option And also if it shall happen the said Yearly Rent of
Twenty five pounds or any part thereof shall be in Arrear and Unpaid by the space of six months
after any of the days or times on which the same is above reserved to be paid the same being first
demanded on the premisses that then it shall and may be Lawful to and for the said John Cor-
nthwait his Heirs Executors Administrators or Assigns into the said demised premisses or any
part thereof in the Name of the whole to reenter and the same again to have Repossess and enjoy
as in his or their former Estate And then and in that Case this Indenture and every Clause matter
and thing herein Contained shall from thenceforth Cease determine and become Absolutely
Null and Void to all intents and purposes whatsoever And the said Elisha Tyson for himself his
Executors Administrators & Assigns doth Covenant promise Grant and agree to and with the
said John Cornthwait his Heirs Executors Administrators and Assigns well and truly to pay
the said Yearly Rent of Twenty five pounds in Gold or silver Specie Yearly and every year on
the times Reserved for the payment thereof And the said John Cornthwait for himself his Heirs Exe-
cutors Administrators & Assigns doth Covenant promise Grant and agree to and with the said
Elisha Tyson or his Executors Administrators & Assigns that he the said Elisha Tyson his
Executors Administrators & Assigns ~~that he the said Elisha Tyson his Executors Administra-
tors & Assigns~~ on the payment of the Rents and performance of the Covenants herein before men-
tioned and Contained on the part of the said Elisha Tyson his Executors Administrators and
Assigns to be paid done kept and performed shall and may peaceably and Quietly have hold Use Occupy
possess and enjoy the above demised Ground and premisses with their and every of their Appur-
tenances for and during the aforesaid Term of Ninety Nine years for which the same is above
demised Without the let Suit Trouble or Interruption of him the said John Cornthwait his
Heirs Executors Administrators or Assigns or any person or persons Claiming any thing there-
in by from or under him them or any of them or by his or their means or procurement And also
that the said John Cornthwait his Heirs Executors Administrators or Assigns at any time or times
hereafter during the Continuance of this demise on the request and at the proper Cost and Charge
of the said Elisha Tyson his Executors Administrators or Assigns and upon his or their pay-
ing or tendering in payment the full and Just sum of Twenty five pounds in Gold or Sil-
ver specie as a fine therefor and paying all Rents Costs and Charges then due to the said John