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 and may be Lawful to and for the said William Pell 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 Pell for himself his Heirs Executors Administrators and Assigns doth hereby Covenant promise grant and Agree to and with the said George Wills his Executors Administrators and Assigns that if such building shall not be erected and Compleated within the time limited for the erecting and Compleating the said House that then and in such Case the said George Wills his Heirs Executors Administrators and Assigns upon his or their tendering in payment the sum of two pounds ten shillings sterling as a fine and all the rents that shall be then due and in Arrears unto the said William Pell 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 end of the said two years for the erecting and Compleating of such Building Aforesaid And further that he the said William Pell his Heirs or Assigns shall and will upon the Request and at the proper Cost and Charge of the Aforesaid George Wills his Heirs Executors Administrators or Assigns upon his or their payment or tendering of payment the sum of two pounds ten shillings Sterling in the Name of and as a fine for Renewement at any time during the Continuance of this present demise make and execute to him the said George Wills his Executors Administrators and 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 Clauses and Agreements as are herein Contained so that this present demise may be Renewable and

renewed for ever and that he the said George Wills his Executors Administrators and Assigns the Aforesaid demised ground and premises with their and every of their Appurtenances 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 George Wills his Executors Administrators or Assigns to be paid and performed according to the true Intent and meaning of these presents from and against him the said William Pell 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 Administrators 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 and if also Default shall be made in the payment of the said sum of two pounds ten shillings 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 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 years 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 Lawful upon any such Default as Aforesaid Contrary to the true Intent and meaning of these presents for him the said William Pell 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 hold repossess and enjoy as in his or their former estate

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