Executors Administrators and all that piece or parcel of ground Situate lying and being on Pills point Aforesaid being part of the Lotts mentioned in the Above Recited Indenture of Lease and is Contained in the following Metes bounds Courses and distances Viz Beginning at the distance of Ninety feet North from the Intersection of Wilks Street & Washington Street running North Bounding on Washington Street Sixty feet thence East parallel with Wilkes Street to alley thence South bounding on alley Sixty feet thence to Washington Street with a Straight line to the Beginning with all and Singular the premisses thereon being and Appurtenances thereunto belonging and all the Estate right title Interest Possession Term of years to Come and unexpired property Claim and demand whatsoever of them the said Thomas Bennett and Thomas Bond which they now have or may ought or Should have or Claim in or to the Messuage and premisses with the Appurtenances Aforesaid by force and Virtue of the said Recited Indenture of Lease To have and to hold the said Lott or piece or parcel of ground Above in and by these presents bargained Sold Assigned Passered and Set over & also all the Estate Right title Interest and term of years to Come before in and by these presents bargained Sold Assigned and Set over unto the Said Simpkins his Heirs Executors Administrators and Assigns to to his and their proper use and behoof during all the rest Residue and remainder of the said Term of Ninety Nine years which is yet to Come and unexpired and that in as large Ample and beneficial manner to all Intents and purposes whatsoever as they the said Thomas Bennett and Thomas Bond Now hath or might should or ought to have and enjoy the same by force and Virtue of the said recited Indenture of Lease or by any other Ways or means Whatsoever and they the said Thomas Bennett and Thomas Bond for themselves their heirs Executors Administrators and every of them doth Covenant promise grant and agree to and with the said John Steel his Heirs Executors Administrators and every of them that the said recited Indenture of Lease is a good

and Sufficient Indenture of Lease and that they have not done nor will they do any act or Acts to forfeit the same Lease or Incumber the said premisses and Also that he the said John Steel his Heirs Executors Administrators or Assigns upon payment of the Rents and performance of the Covenants herein Contained shall and will peaceably and Quietly have hold use occupy and enjoy all and Singular the said piece or parcel of ground with the Appurtenances without the suit Let trouble Hindrance Molestation or denial of them the said Thomas Bennett and Thomas Bond their Heirs Executors or Administrators or any of them or other persons Claiming by from or under them or either of them during all the Residue of the said term of Ninety Nine years and he the said John Steel for himself his Heirs Executors Administrators and Assigns doth Covenant to pay or Cause to be paid unto them the said Thomas Bennett and Thomas Bond their Heirs Executors Administrators or Assigns the just and full sum of Nine pounds Sterling money yearly and every year as the same shall become due and that upon the Twenty Ninth day of August yearly and every year during the Continuance of this present demise (And for every renewment the just and full sum of Nine pounds sterling money Aforesaid and also build and erect on the hereby demised premisses a good and sufficient House that will be sufficient to Secure the yearly Ground rent thereof in two years from the Commencement of this present demise And if default shall be made in the building said house as Aforesaid within the two years aforesaid That then the said John Steel his Heirs Executors Administrators or Assigns upon paying or tendering in payment the just and full sum of nine pounds sterling money in one month shall and may have two years more to take effect and Commence from the Expiration of the first mentioned two years for the finishing building and Compleating said house but if default shall be made in building the said house within the first two years limited for the building thereof and also in the payment of the said sum of nine pounds sterling money for renewment as Aforesaid or that after the payment of the said sum of Nine pounds sterling money as aforesaid there shall happen to be default in the building and Compleating such house as Aforesaid within the two years last limited for the finishing building