Bounds Courses & Distances Begining on Wolf Street at the distance of two Hundred & forty feet North from the Corner of Wolf & Bank Street Running North binding on Wolf Street thirty feet thence West Seventy feet parallel with Gough Street thence South thirty feet parallel with Wolf Street thence With a Straight line to the Begining with all and Sing ular the premises thereon being & Appurtenances thereto Longing and also all the Estate Right Title Interest possesion term of Years to come and unexpired property Claim & Demand Whatsoever of them the said Thomas Bennett & Thomas Bond which they now hath might ought or Should have or Claim in or to the Messuage & Premises with the Appurtenances Aforesaid by force and Virtue of the said Recited Indenture of Lease To have & to hold the said piece or parcel of Ground above in and by these presents Bargained Sold Assigned transfered & set over And by all the Estate Right Title Interest & term of years to come in and by these Presents Bargained Sold Assigned & Set over and all the Estate Right title Interest and term of years to come in and by there presents Bargained Sold Assigned and Set over unto the said James Hawkins his Heirs Executors Administrators & assigns to his & their proper Use and behoof during all the rest residue & Remainder of the term of Ninety Nine Years Yet to come and Unexpired and that in as large Ample & Benificial a manner to all Intents & purposes whatsoever as they the said Thomas Bennett & Thomas Bond now hath may should or ought to Enjoy the Same by force & Virtue of the said Recited Indenture of Lease or by any other ways or means howsoever and they the said Thomas Bennett and Thomas Bond for themselves their heirs Executors & Admini

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strators & every of them doth Covenant Promise grant & agree to and with the said James Hawkins his heirs Executors Administrator & assigns that the said Recited Indenture of Lease is a good and Sufficient lease & that they hath not done Nor will they do any act or Acts to forfeit or Incumber the Same and also that the the said James Hawkins his heirs Executors Administrators & assigns upon payment the Rents herein after reserved & performance of the Covenants & agreements herein Contained shall & may peaceably & Quietly have hold Use poses & Enjoy all and Singular the Afs.d piece of Ground with the Appurtenances without the let Suit trouble hinderance Molestation or denial of them the said Thomas Bennett & Thomas Bond their heirs Executors & Administrators or any other person Claiming by from or under them or any of them during all the residue of Ninety Nine Years Aforesaid and the said James Hawkins for himself his heirs Executors Adm.rs & assigns doth hereby Covenant to pay Or Cause to be paid unto them the said Thomas Bennett & Thomas Bond their Heirs Executors Administrators or assigns the Just and full Sum of two Pounds ten Shillings Sterling Money on the twenty Ninth day of August Yearly & every Year during the Continuance of this present demise and for Every Renewment the sum of two Pounds ten Shillings Sterling Money And also the said James Hawkins for himself his heirs Executors Adm inistrators & assigns doth hereby Covenant & promise Grant & agree to Build & Erect on the hereby Demised premises within two Years from the Commencement of this present demise a good & Sufficient House that will be Sufficient to Secure the Yearly Rent Aforesaid to be Built and Erected at his or there own proper Cost and Charge