Month after the Expiration of the said four Years shall and may have the further Space of Time of one Year from the End of the said four Years for the Erecting and Building such House as aforesaid and further that he the said Christopher Hughes his Heirs or Assigns Shall and will upon the Request and at the Proper Cost and Charge of the aforesaid Robert Sandes his Heirs Executors Administrators or Assigns upon his or their Payment or tendering of Payment the sum of six pounds Sterling in the name of Land as a fine for Renewment at Any time during the Continuance of this Present demise make and Execute unto him the the said Robert Sandes his Executors Administrators or Assigns so Requesting paying or tendering as aforesaid a new Lease of the said demised Premises for other Ninety Nine Years to take Effect and Commence from the End of the Term for which the same is hereby demised under the Same Rents 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 he the said Robert Sandes his Executors Administrators and Assigns the aforesaid Demised Ground and Premises with the Appurtenances for and during the aforesaid Term of Ninety Nine Years hereby Leften 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 Robert Sandes his Executors Administrators and Assigns to be paid and performed According to the True Intent and meaning of these Presents from and Against him the said Christopher Hughes his Heirs and Assigns and all and every other Person or Persons Claiming or to Claim any thing therein by from or under him them or any of them and it is also hereby 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 built within the Space of four 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 six Pounds Sterling within the 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 Aforesaid within the One Year Last Limited for the Erecting Building and Compleating the same or if Default shall be made in the Payment of any One Years Rent for the Space of Six months after of any of the days or Times on which the same Ought to have been paid as Aforesaid that then it shall and may be Lawfull upon any Such Default as aforesaid Contrary to the True Intent and meaning of these Presents for him the said Christopher Hughes his Heirs or Assigns if to him or them it shall seem meet into the Said demised Premises or into any part 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 as if this Present Demise had Never been made and upon any such default as Aforesaid these Presents and every Clause matter and thing herein Contained as from and against him the said Christopher Hughes his Heirs or Assigns shall Immediately thereupon Cease determine and become Absolutely Null and Void to all Intents and Purposes Whatsoever In Witness whereof the Said Parties have hereto Set their Hands and Seals the day and Year first abovewritten

Signed Sealed & Delivered } Christopher Hughes (Seal)
In Presence of } Robert Sandes (Seal)
Jo Hattersley Harry Shapnall