reserved to be paid and further that he the said Isaac Vanbibber his Exr.
Administrators and Assigns shall and will within the Space of two Years
from the Commencement of this Demise hereby made at his own proper Cost
and Charge Build Erect and Complete on the front of the said Parcel of Ground
a good and Sufficient Brick or Stone House and constructed in such Manner
as to guard as much 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 Fell 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 Fell for himself his Heirs Execu
tors Administrators and Assigns doth hereby Covenant Promise Grant
and Agree to and with the said Isaac Vanbibber his Executors Admini
strators and Assigns that if such Building shall not be Erected and Complea
ted within the time limited for the erecting and compleating the said House
that then and in such case the said Isaac Vanbibber his Heirs Executors Admi
nistrators and Assigns upon his or their tendering in payment the sum of
eight pounds Sterling as a fine and all the Rents that shall be then due and in
Arrears unto the said William Fell 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 Com
pleating of such Building Aforesaid and further that he the said William
Fell his Heirs or Assigns shall and will upon the Request and at the proper
Cost and Charge of the Aforesaid Isaac Vanbibber his Heirs Executors
Administrators or Assigns upon his or their payment or tendering of payment
the Sum of Eight pounds Sterling in the Name of and as a fine for Renewment
at any time during the Continuance of this present Demise make and Execute
to him the said Isaac Vanbibber his Executors Administrators or 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 forever and that he the said
Isaac Vanbibber 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 Con
ditions and Agreements herein before mentioned on the part of the said Isaac
Vanbibber 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 Fell 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 be
tween 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 Eight Pounds 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 pro portionable Sum of Money as above
directed within the Space of one Month next after the Expiration of the said