nistrators and Assigns in Manner and Form following that is to say that he the said William Biler Shoemaker his Heirs Executors Administrators and Assigns shall and will from time to time and at all times hereafter pay or cause to be paid unto the said Brian Philpott his Heirs or Assigns or other person properly authorized to receive the same the said Yearly Rent or Sum of Ten Pounds Specie upon the Time and in Manner and Form as the same is above Reserved to be paid and Further that he the said William Biler Shoemaker his Heirs Executors Administrators and Assigns shall and will within the Space of three Years from the Commencement of the Demise hereby made at his own proper Cost and Charge build erect and complete on the Front of the said Lot or parcel of Ground a good and Sufficient Frame House to cover four hundred Square feet to the Cornice of the Roof and to be constructed so 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 Arrear and unpaid by 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 Lawfull to and for the said Brian Philpott 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 Brian Philpott for himself his Heirs Executors Administrators and Assigns doth hereby covenant promise grant and agrees and with the said William Biler Shoemaker his Executors Administrators and Assigns that if such Buildings shall not be erected and compleated within the time limited for the erecting and compleating thereof that then and in that case the said William Biler Shoemaker his Heirs Executors Administrators and Assigns upon his or their paying or tendering in Payment the Sum of ten Pounds Specie in Gold or Silver as a fine therefor and all the Rents that shall then be due and in Arrear unto the said Brian Philpott his Heirs or Assigns within one Month after the Expiration of

the said three Years shall and may have the further Space or time of three Years from the End of the said three Years for the erecting and building such House as aforesaid and Further that he the said Brian Philpott his Heirs or Assigns shall and will upon the Request and at the proper Cost and Charge of the aforesaid William Biler Shoemaker his Heirs Executors Administrators or Assigns and upon his or their payment or Tender of Payment the Sum of Ten Pounds in Gold and Silver Specie in the Name of and as a fine for Renewment at any Time during the Continuance of this present Demise make and execute unto him the said William Biler Shoemaker 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 above Demised under the same Rents and under the like Covenants Clauses and Agreements as are herein contained so that this present Demise shall and may be Renewed and Renewable for ever And he the said William Biler Shoemaker 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 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 and contained on the part of the said William Biler Shoemaker 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 Brian Philpott his Heirs and Assigns and all and every other Person or Persons claiming any thing therein or thereto 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 their Executors Administrators and Assigns respectively that in case such House as aforesaid shall not be built within the Space of three Years herein before limited for the erecting building and compleating thereof and also if Default shall be made