on Happy Alley to German Street then East one hundred and forty feet
bounding on German Street to the place of begining with a Land Sin-
gular the premises on the Said Lot of Land being and Appurtenances
thereunto belonging To have and to Hold the said Demised Ground
and Premises with their Appurtenances unto the said Andrew Vanbibber
his Executors Administrators and Assigns from the Twenty Ninth day of
August Next for and during and unto the full Space and Term of Ninety
Nine Years thence Next ensuing fully to be Complete and ended Yielding
and paying therefor to him the said William Fell his Heirs or Assigns the
Yearly Rent or Sum of Three Pounds Sterling Money in Manner and form
following (to wit) on the twenty Ninth day of August in each Year and
the said Andrew Vanbibber for himself his Heirs Executors Administrators
and Assigns ~~Doth hereby~~ Covenant Promise Grant and Agree to
and with the said William Fell his Heirs Executors Administrators and
Assigns in Manner and form following (that is to say) that he the said Andrew
Vanbibber his Heirs Executors Administrators and Assigns Shall and
will from time to time and at all Times hereafter pay or cause to be paid
to the said William Fell his Heirs or Assigns or such person or Persons
as shall be properly Authorised to receive the same the Yearly Rent or
Sum of Three Pounds Sterling in Manner and form as the same is above-
reserved to be paid and further that he the said Andrew Vanbibber his
Executors 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 lawfull 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
for himself his ~~Heirs Executors~~ Administrators and Assigns doth hereby

Covenant Promise grant and Agree to and with the said Andrew Vanbibber
his Executors Administrators and Assigns that if such Building shall not be
erected and Completed within the Time Limited for the Erecting and Completing
the said House that then and in such Case the said Andrew Vanbibber his Heirs
Executors Administrators and Assigns upon his or their tendering in Payment
the Sum of Three 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 Completing 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 Andrew Vanbibber his heirs Executors Administrators or Assigns
upon his or their Payment or tendering of Payment the Sum of Three 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 Andrew
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 Andrew 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 pea-
cably 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 Andrew 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 between the said Parties to these