or Incumber the same, And also the said Richard Ruth his Heirs Executors administrators & assigns upon Payment of the Rents herein after Reserved & performance of the Covenants & agreements herein Contained, shall and may peaceably and Quietly, have, hold, Use, possess & Enjoy, all and Singular the Piece or parcel of Ground aforesaid with the appurtenances without the let suit trouble Hindrance molestation or denial of them the said Thomas Bond & Thomas Bennett their heirs Executors or Administrators or any person or persons Claiming by from or under them or any of them during all the Residue of said Ninety Nine Years and the said Richard Ruth for himself his Heirs Executors administrators & assigns doth hereby Covenant to pay or Cause to be paid unto them the said Thomas Bond & Thomas Bennett their Heirs Executors administrators or assigns the Just and full Sum of Three Pounds Sterling Money yearly and every Year during the Continuance of this present demise, and that on the Twenty Ninth day of May in each year, during the Continuance of this present demise and for every Renewment the Sum of Three Pounds Sterling Money and also the said Richard Ruth for himself his Heirs Executors administrators & assigns, doth hereby Covenant promise grant and agree to Build & Erect on the hereby demised premises within two years from the Commencement of this present Demise a good and Sufficient house that will be sufficient to secure the yearly Rent aforesaid, to be built and erected at his or their own proper Cost and Charge and if Default should be made in the building said House within the two years before limited that then the said Richard Ruth his Heirs Executors administrators or assigns upon his or their paying or Tendering in payment the Sum of Three Pounds Sterling Money as a fine within One Month next after the Expiration of said two Years shall and may have two years more commencing from the End of the first

mentioned two years for the erecting Building and Compleating thereof, but if default should be made in building said House within the two years last limited for the building thereof and also in the payment of the said Sum of Three Pounds Sterling Money to them the said Thomas Bond & Thomas Bennett their Heirs Executors administrators or assigns within One Month next after the Expiration of the said two years as a fine for Renewment or that after such last mentioned payment there shall happen to be default in building and Compleating such house aforesaid within the last two years limited for the building & Compleating thereof, or that if default should be made in not paying the Yearly rent before Reserved to be paid (for the Space of Six Months next after the same ought to be paid it being first legally demanded on the premises that then & in that Case upon every such Default Contrary to the true Intent and Meaning of these presents this Indenture of Assignment and every Clause Article matter and thing Contained as from and against them the said Thomas Bond & Thomas Bennett their heirs Executors Administrators & assigns shall Immediatly Cease determine, and be absolutely Null and Void to all Intents and purposes Whatsoever and that it shall and may be Lawfull for them the said Thomas Bond & Thomas Bennett their Heirs Executors Administrators or assigns into the said Demised premises or into any part thereof in the name of the Whole to Reenter and the same and every part thereof again to have, hold, use, possess & Enjoy as in their former Estate Any thing to the Contrary Notwithstanding, IN WITNESS hereof the Parties to these presents hath hereunto Set their hands and affixed their Seals the Day and Year first above Written

Sealed & Delivered
In the Presence of
Robt. Conway
Isaac his mark Ashbaw

Thos. Bond son of Th. (Seal)
Thomas Bennett (Seal)
Richard his mark Ruth (Seal)

Received from Richd Ruth the Just and full Sum of three Pounds specie being the within Consideration money to be by him paid Ru. this Ninth day of January 1783
£3.0.0
Witness Present Robt. Conway

Thomas Bond son of Th.
Thomas Bennett