Street, One Hundred and thirty two feet, thence West parale with Hughes Street one hundred and thirty two feet, thence South binding on Forest Street to the first Place of beginning Togethere with all and Singular the Premises thereon being and Appurtenances thereunto belonging, To Have and To Hold the said parts of Lotts or Parcels of Ground and Premises with the Appurtenances unto the said William Collins his Executors, Administrators and Assigns from the Day of the Date hereof for and during and until the full End and Term of Ninety Nine Years thence Next insueing fully to be compleat and ended Yielding and paying therefor unto him the said Christopher Hughes his Heirs or Assigns the Yearly Rent or Sum of Twenty Seven Pounds ten Shillings Current Money in Gold or Silver specie in manner and form following to wit, thirteen Pounds fifteen Shillings Gold or Silver Specie, on the Twenty ninth Day of September and the Sum of thirteen Pounds fifteen Shillings like Money on the twenty fifth Day of March in each and every Year during the Continueance of this Demise and the said William Collins for himself his Executors Administrators or Assigns doth hereby covenant and Agree to and with the said Christopher Hughes his Heirs Executors Administrators and Assigns in Manner and form following, to wit that he the said William Collins his Heirs Executors Administrators and Assigns shall and will at all times hereafter pay or Cause to be paid to the said Christopher Hughes his Heirs or Assigns or other person Properly authorized to receive the same as rent it is above reserved to be paid, And further that he the said William Collins his Executors, Administrators and Assigns shall and will within the Space of three Years from the Commencement of this Demise at his Own proper Cost and Charge build erect and compleat on the said piece or parcel of Ground a good and Substantial two Storey House

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 Times on which the same is above reserved to be paid that then it shall and may be Lawfull to and for the said Christopher Hughes 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 Christopher Hughes for Himself his Heirs, Executors, Administrators and Assigns doth hereby Covenant and Agree to and with the said William Collins his Executors, Administrators and Assigns that if such Buildings shall not be erected and compleated within the Time limited for the same that then and in such Case the said William Collins his Executors, Administrators and Assigns upon his or their Paying or tendering in Payment the Sum of twenty Seven Pounds ten Shillings Specie in Gold or Silver as a fine therefore and all the Rents that shall then be due and in Arrear unto the said Christopher Hughes 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 one Year from the End of the said three Years for 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 said William Collins his Executors Administrators or Assigns, upon his or their Payment or Tendering in Payment the Sum of twenty Seven Pounds ten Shillings in Gold or Silver Specie in the name of and as a fine for Renewment at any time during the Continueance of this Present Demise make and Execute unto him the said William Collins his Executors Administrators and Assigns so requesting paying or Tendering as aforesaid a New Lease of the said demised Premises for other Ninety Nine Years to take effect from the End