Ninety six Beginning for the same at the Intersection of Luzern and Fleet Streets and running West upon Fleet Street to Porters Alley then Running South One Hundred and fifty feet to the center or Middle of Lott Number five Hundred and Ninety six thence running East through the Center of Lott five Hundred and Ninety six to Luzern Street then North on Luzern Street to the Beginning Together with all Improvements thereon made, Lanes Alleys Ways Waters, Privileges, Easments, Emoluments and Advantages to the said Stephen Steward belonging or in anywise appertaining To Have and To Hold the said Lott of Ground and Premises with their and every of their Appurtenances unto the said Stephen Steward his Executors Administrators and Assigns from the Day next before the Day of the Date of these Presents, for and during and until the full End and Term of Ninety Nine Years, from thence next ensuing fully to be Complete and ended Yielding and paying therefore to the said Benjamin Rogers his Heirs and Assigns the Yearly Rent or Sum of twelve pounds and ten Shillings Sterling Money of Great Britain in two Yearly payments upon the twenty fifth day of September and on the twenty fifth day of March in each and every Year during the Continuance of this present Demise And if it shall happen that the said Yearly Rent or Sum of Twelve pounds ten Shillings Sterling shall be in Arrear and unpaid by the Space of Thirty Days next after the Time on which the same is above Reserved to be paid the same being first lawfully Demanded that then it shall and may be Lawfull to and for the said Benjamin Rogers his Heirs or Assigns, into the said Demised Premises or any Part thereof in the Name of the Whole, to Reenter and the same

to have again, Repossess, Occupy and enjoy as in his or their former Estate until all such Arrearages of Rent with Legal Interest therefore and all and every Cost Charge and expence incurred by the said Benjamin Rogers his Heirs or Assigns by Reason of the Non payment of said Rent shall be fully satisfied and paid or make Distress therefore at his or their Option And Also if the said Yearly Rent, or Sum of twelve pounds and ten Shillings Sterling shall be in Arrear and unpaid by the Space of Sixty Days next after the Time on which the same is above Reserved to be paid the same being first lawfully Demanded that then it shall and may be Lawful to and for the said Benjamin Rogers his Heirs or Assigns into the said demised Premises or any part thereof in the Name of the Whole to reenter and the same to Have again Repossess Occupy and enjoy as in his or their former Estate, and that then and in such case, this Indenture and every Clause Matter and thing therein contained shall from thenceforth be utterly Void and of None effect And the said doth for Himself his Heirs Executors and Administrators Covenant and agree with the said Benjamin Rogers his Heirs and Assigns that he the said and his Assigns shall within the Term of from then Date hereof erect and Build of the Yearly Value of Pounds current Money and in case the said Building shall not be Erected within the said Term then the said for Himself his Heirs Administrators and Assigns doth Covenant to pay to the said Benjamin Rogers his Heirs and Assigns the Annual Sum of exclusive of and in Addition to the Rent already Reserved which said Additional Sum of current Money shall be regularly and duly paid every Year until the said Buildings are erected and then to cease and not before And the said Steven Steward for Himself his Executors