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 thirty pounds Sterling Money of Great Britain
in two Yearly Payments on 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 thirty pounds 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 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 Past 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
shall be in Arrear and unpaid by the space of
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 thence
forth 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
and not before And the said David Reese for Himself his Executors, Admi-
nistrators and Assigns, doth Covenant and Agree to and with the
said Benjamin Rogers his Heirs and Assigns, well and truely to
pay the above reserved Yearly Rent or Sum of thirty pounds Sterling
at the Time above limited for the Payment of the same and the said
Benjamin Rogers for Himself his Heirs and Assigns doth hereby Covenant
and Agree to and with the said David Reese and his Assigns that he
the said David Reese and his Assigns on the Payment of the Rent and
Performance of the Covenants herein before mentioned and reserved on the
Part of the said David Reese his Assigns to be paid and performed
shall and may peaceably and quietly have hold Use Occupy possess
and enjoy the above demised Land and Premises with their and every
of their Appurtenances for and during the aforesaid Term of Ninety
Nine Years for which the same is above demised without the let
Trouble or Interruption of him the said Benjamin Rogers
his Heirs or Assigns or any Other Person or Persons Claiming