Appertaining To Have, and to Hold the said piece of Ground and Premises with their and every of their Appurtenances, unto the said William Lablow, his Heirs 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 fully to be Complete and Ended yielding and paying therefor unto the said John Robert Holliday his Heirs and Assigns the yearly Rent or sum of Sixty Eight Pounds Fifteen Shillings in half Sovereigns at three Pounds each and mexican Dollars, at Seven Shillings and Six pence Each on the first Day of September 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 Sixty Eight Pounds fifteen Shillings (current Money, 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 John Robert Holliday his Heirs or Assigns, into the said Demised Premises or any part thereof in the name of the whole to Re-enter 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 therefor and all and every Cost & Charge, and Expense incurred by the said John Robert Holliday his Heirs or Assigns by reason of the Non payment of the Rents shall be fully satisfied and paid, or make Distress therefor at his or their option, and also if the said Yearly Rent or sum of Sixty Eight Pounds fifteen Shillings, (current Money 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 John Robert Holliday his Heirs or Assigns into the said Demised Ground

Ground and premises, or any part thereof in the Name of the whole to Re-enter and the same to have again, Repossess Occupy and Enjoy as in his or their former Estate, and ~~that~~ then and in that case this Indenture and every Clause matter and thing therein Contained, shall from thenceforth be Utterly Void, and of none Effect and the said William Lablow, doth for himself his Heirs Executors, and Administrators Covenant, and agree with the said John Robert Holliday his Heirs and Assigns that he the said William Lablow and his Assigns shall within the space of four Years from the date hereof Erect and Build good substantial Improvements on the said Premises of the yearly Value of Thirty Pounds (current Money and in Case the said Building shall not be Erected within the said Term then the said William Lablow for himself his Heirs administrators, and Assigns doth Covenant to pay to the said John Robert Holliday his Heirs and Assigns the annual sum of One penny (current Money Exclusive of and in addition to the Rent Already reserved, which said additional sum of One penny (current Money shall be regularly and duly paid, every year until the said Building are Erected, and then to Cease and not before, and the said William Lablow for himself his Heirs Executors, Administrators and Assigns doth Covenant and agree to and with the said John Robert Holliday, his Heirs and Assigns, well and truly to pay the above Reserved Rent or sum of Sixty Eight Pounds fifteen Shillings (current Money at the time above limited for the payment of the same free and Clear of all Encumbrances, Taxes Assessments Duties and Public Dues of any nature and kind, and the said John Robert Holliday for himself his Heirs and Assigns, doth hereby Covenant and agree to and with the said William Lablow, and his Assigns that he the said William Lablow and his Assigns on the payment of the Rents and Performance of the Covenants herein before mentioned on the part and behalf of the said William Lablow and his Assigns to be paid and performed shall and may peaceably and quietly have Hold Occupy Possess and Enjoy the Above Demised Land and Premises