Interest therefor and all and every Cost Charge and Expence incurred by the said John Robert Holliday his Heirs or Assigns, by Reason of the non payment of said Rent 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 Thirty one Pounds Ten shillings shall be in Arrear, and unpaid by the Space of Sixty Days next after the times 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 Land and Premises or any part thereof in the Name of the whole to Enter 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 Lyde Goodwin, 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 Lyde Goodwin, 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 Buildings shall not be Erected within the said Term then the said Lyde Goodwin 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 Buildings are Erected and then to Cease and not before and the said Lyde Goodwin 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

of Thirty one Pounds Ten 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 or kind, and the said John Robert Holliday for himself his Heirs and Assigns doth hereby Covenant and agree to and with the said Lyde Goodwin and his Assigns that he the said Lyde Goodwin and his Assigns on the payment of the Rents and performance of the Covenants herein before mentioned on the part of the said Lyde Goodwin and his Assigns to be paid and performed, shall and may peaceably and quietly have hold use occupy 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 hindrance or interruption of him the said John Robert Holliday his Heirs or Assigns or any other person or persons Claiming any thing therein by from or under him them or any of them or by his or their privity or Procurement, and also that the said John Robert Holliday, his Heirs or Assigns at any time or times hereafter during the Continuance of this present demise, on the request and at the Cost and Charge of him the said Lyde Goodwin and his Assigns and on his or their payment or tendering in Payment the sum of Thirty one Pounds ten shillings Current Money as a Fine therefor to the said John Robert Holliday his Heirs or Assigns make and Execute or Cause to be made and Executed a new Lease of the above Demised Premises for other Ninety Nine years to Commence and take Effect from and at the End of the Term for which the same is above Demised Subject to the same Rents and under the like Covenants Clauses and Agreements as are herein before mentioned so that this present Demise may be renewable and renewed for Ever In Witness whereof the parties hereto have set their Hands and affixed their seals the Day and year first above Written —

Signed Sealed and Delivered in presence of
Henry Wilson — George Dagen —

R Holliday (Seal)
L Goodwin (Seal)