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 de=
=manded 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 and Premises, or any part thereof in the Name of the whole to Enter and the same to have again Repossess Occupy and en=
=joy 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 Non Effect and the said William Stenson doth for himself his Heirs Execu=
=tors and Administrators Covenant and agree to and with the said John Robert Holliday his Heirs and Assigns that he the said William Stenson and his Assigns shall within the Space or Term 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 Stenson 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 pen=
=ny Current Money Exclusive of and in addition to the Rent al=
=ready reserved which said additional sum of one Penny Cur=
=rent Money shall be regularly and duly paid every year until the said Buildings shall be Erected, and then to cease and not before, and the said William Stenson for himself his 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 yearly Rent a sum of Twenty One Pounds fourteen shillings and Six pence at the time above limited for the Payment of the



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 William Stenson and his Assigns that he the said William Stenson 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 William Stenson and his Assigns to be paid and Performed, shall and may Peaceably and quietly have Hold Occupy Possess and Enjoy the above Demised Ground 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 Molestation or disturbance 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 Procurement, And also that the said John Robert Holliday his Heirs or Assigns at any time or times hereafter during the Continuance of this Demise on the request and at the proper Cost and Charges of him the said Wil=
=liam Stenson and his Assigns and on his or their Payment or tendering in Payment the sum of Twenty one Pounds Se=
=ventem Shillings and Six pence Current Money as a fine therefor to the said John Robert Holliday, his Heirs or Assigns make and Execution Cause to be made and Executed a new Lease of the above Demised Land and 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 renewable for ever – In Witness whereof the parties to these Presents hereto have set their Hands and affixed their Seals the Day and year first above Written –

Signed Sealed & Delivered in presence of
Ebenezer Quinn – Wm Calhoun

R Holliday (Seal)
William Stenson (Seal)