On Goodman Street to Busy Alley, then West on Busy Alley four Perches, then South parallel with Goodman Street to Hill Street then East to the place of Begining together with all Improvements thereon made, Sewers, Alleys, Ways, Waters, Priviledges, Easments, Emoluments and Advantages to the said Lott of Ground 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 John Wooden his Executors, Administrators and Assigns, from the day next Before the day of the date of these presents, for and during and untill the 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 John Eager Howard, his Heirs and Assigns, the Yearly Rent or Sum of Eighteen Pounds Current Money in half Johannes, 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 Eighteen Pounds Current Money shall be in Arrear and unpaid by the Space of sixty days next, after the time in 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 Eager Howard, 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, untill all such Arrearages of Rent, with legal Interest therefore, and all and every Cost, Charge and expence incurred by the said John Eager Howard, 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 Eighteen Pounds Current Money shall be in Arrear and unpaid, by the Space of One Year 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 John Eager Howard, 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 John Wooden

doth for himself, his Heirs Executors, Administrators, covenant and agree with said John Eager Howard, his Heirs and Assigns, that he the said John Wooden and his Assigns, shall within the term of Four Years from the Date hereof, build a good substantial Dwelling House on the said Premises of the yearly Value of thirty five pounds, current Money; and in case the said Building shall not be erected, within the said Term, then the said John Wooden for himself, his Heirs, Administrators and Assigns, doth covenant to pay to the John Eager Howard, his Heirs and Assigns, the annual Sum of fifteen Pounds Current Money exclusive of, and in Addition to, the Rent already reserved; which said Additional Sum of fifteen Pounds current Money, shall be regularly and duly paid every year, untill the said Buildings are Erected, and then to cease, and not before. And the said John Wooden for himself, his Executors, Administrators and Assigns, doth covenant and agree to and with the said John Eager Howard, his Heirs and Assigns, well and truly to pay the above reserved Yearly Rent or Sum of Eighteen Pounds Current Money at the time above limited for the payment of the same: and the said John Eager Howard, for himself, his Heirs and Assigns, doth hereby covenant and agree to and with the said John Wooden and his Assigns, that he the said John Wooden 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 John Wooden and his Assigns to be paid and preformed, shall and may peacibly 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 Lot, Trouble, or Interruption of him the said John Eager Howard, 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 Eager Howard, his Heirs and 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 John Wooden and his Assigns, and on his or their payment, or tendering in payment, the sum of Eighteen Pounds Current Money as a fine therefore to the said John Eager Howard, his Heirs and Assigns, make and execute, or 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