and Assigns all That the above Mentioned Square of Lotts Lying and being upon Tells point as aforesaid, for and during the Rest and Residue and Remainder of the Term of Ninety Nine Years thence to come and unexpired, under and Subject to the Rents therein Reserved And Covenants and Agreements therein also Contained with Covenants therein also Contained for Renewment from time for ever, AND whereas the said Thomas Bonnett did by his Indenture of Assignment bearing date the Twentyeth day of this present month of September sell assign sett over and Confirm unto sd. Daniel Matthews, his heirs Executors Admrs. and Assigns the following lotts part of the above Discribed Square Viz. Numbers 166 & 168 and part of Number 170, as may fully appear by the said Indenture of Assignment, to have and to hold for and during the Rest Residue and Remainder of the Term of Ninety nine Years thence next to come and unexpired under and Subject to the Rents therein Reserved and covenants and agreements therein ~~also~~ contained, with covenants therein also contained for Renewment from time to time for ever, NOW this Indenture Witnesseth that the said Daniel Matthews, as well for and in consideration Of the sum of Two Shillings Current money to him in hand paid by the said John Cowden the Receipt of which he doth hereby acknowledge and himself therewith fully satisfyd contented and paid, as also for and in Consideration of the payment of the Rents and performance of the Covenants and agreements herein after mentioned he the said Daniel Matthews hath bargained sold Assigned and set over Unto the aforesaid John Cowden his Heirs Executors Administrators And Assigns, all that parcel or part of the Above parcel of Ground, lying and being on Tells point as Aforesaid and is Contained within the following meets bounds courses and Distances, beginning for the same at the end of One Hundred & Eighty feet from the Intersection of Washington & Fleet Streets running and bounded on Washington Street North Thirty feet then West Seventy parrallel with Fleet Street, then South Thirty feet parrallel with Washington Street then with

a straight line to the place of Beginning with all and Singular the premises thereon being and Appurtenances thereunto belonging and the Right Title interest and term of Years to come property claim and Demand whatsoever, as he the said Daniel Matthews now hath should Could or Ought, have hold and enjoy the same by force and Virtue of the said recited indenture of Lease or by any other way or means whatsoever provid that no default be made On the part of him the said John Cowden his heirs or Assigns in the performance of the Covenants and agreements herein contained, and the said Daniel Matthews On his part doth covenant and agree too and with the said John Cowden, his Heirs Executors & Administrators That the said Indenture of lease is a Good and sufficient Lease and that he hath not done nor will do any Act or Acts to forfeit the same or Incumber the premises and Also that the said John Cowden his Heirs Executors administrators And Assigns upo payment of the Rents and performance of the Covenants and Agreements herein contained shall and may peaceably and Quietly have hold use Occupy possess & Enjoy the said piece or parcel of Ground and premises without the Lett suit hindrance trouble or denial of him the sd. Daniel Matthews his Heirs or Assigns or any person or persons claiming or to claim by from or under him them or any of them During All the Residue of the said Term of Ninety Nine Years and the said John Cowden for himself his Heirs Executors Administrators and Assigns doth hereby Oblige himself And every of them to pay unto the said Daniel Matthews his Heirs Executors Administrators and Assigns the Just And full sum of Seven pounds Ten Shillings Sterling Money yearly and every Year at or upon the Twenty Ninth day of August in Each year, and for every Renewment the sum of Seven pounds Ten Shillings Sterling Money as aforesaid Also to build and erect on the hereby demised premises A good and sufficient house and the same to keep in such Repair as to be Sufficient to secure the Ground Rent or Yearly sum of Seven pounds Ten Shillings Sterling money as aforesaid to be built and erected within two Years from the Commencement of the