to all intents and purposes whatsoever as he the said Nicholas Orrick now
hath may might should or ought to have & enjoy the same by force and Virtue
of the said Recited Indenture of Lease or by any other ways or Means
Howsoever And the said Nicholas Orrick for Himself his Heirs Executors
administrators and every of them doth Covenant Promise Grant & agree to and
with him the said Benjamin Stansbury his Heirs Executors administrators
& assigns that the said Recited Indenture of Lease is a good & Sufficient
lease & that he hath not done nor will he do any Act or Acts to forfeit
the said Lease or incumber the said premisses and also that he the said
Benjamin Stansbury his Heirs Executors Administrators & assigns upon
payment of the Rent herein after Reserved & performance of the Coven
ants & Agreements herein also contained shall and may peaceably
& quietly have hold use Occupy possess & enjoy all and Singular the said
lot or parcel of Ground with the appurtenances without the let suit
trouble hindrance Molestation or denial of him the said Nicholas
Orrick his Heirs Executors administrators or any other person
claiming by from or under him them or either of them during
all the Remainder of the said term of Ninety Nine Years And
the said Benjamin Stansbury for Himself his Heirs Executors
Administrators & assigns doth hereby Covenant to pay or cause to
be paid to the said Nicholas Orrick his Heirs or assigns or to such person
as shall be legally authorized to receive the same the Just & full Sum or
yearly Rent of Eight pounds Sterling Money yearly & every Year at or
upon the twenty ninth day of August in every Year during the Contin
uance of this present demise & for every renewement the Just & full Sum
of Eight pounds Sterling Money and also build & Erect on the Hereby
demised Premisses within One Year from the twenty Ninth day of
August last past a good & Sufficient Brick or Stone House at his or
their own proper cost & Charge and if default shall be made in
not building said House as aforesaid within the Time limited
for the Building thereof as aforesaid that then the said Benjamin

Stansbury his Heirs Executors administrators & assigns upon his or their paying
or tendering in payment the Sum of Eight pounds Sterling money as a fine for
Renewement within One Month next after the Expiration of the said One year
shall & may have two years more commencing from the end of the first mentioned
One year for the building & compleating said House but if default shall be
made in the not building the said House within the last limitted two years
for the building thereof or if default shall be made in not paying the said Sum
or yearly Rent of Eight pounds Sterling money before reserved to be paid for
the space of Six Months next after the same ought to have been paid, it
being first legally demanded on the Premisses that then it shall and
may be lawfull in that case upon every such default as aforesaid
contrary to the true Intent & Meaning of these presents this Indenture
of Assignment & every clause Article Matter & thing herein contained
as from & against him the said Nicholas Orrick his Heirs Executors
administrators & assigns shall Immediately cease determine and
be absolutely null & Void to all Intents & purposes whatsoever and that
it shall and may be lawfull for him the said Nicholas Orrick his Heirs
or Assigns into the hereby demised Premisses or into any part thereof in
the name of the whole to reenter & the same and every part thereof
again to have hold possess & enjoy as in his or their former Estate any
thing herein contained to the Contrary Notwithstanding In Witness
Whereof the Parties to these presents hath hereunto set their Hands and
affixed their Seals the day & Year first above Written

Sealed & Delivered
In the presence of
Job Smith & Mary Buffinton

Nicholas Orrick (Seal)
Benjamin Stansbury (Seal)

Received the date within Written of Benjamin Stansbury the
Just & full Sum of thirty Seven pounds ten Shillings Specie being
the full Consideration Money within Mentioned to be by him
paid to me — Rec.d

Nicholas Orrick

£37.10.0
Witness Present
Job Smith