Money shall be in Arrear and unpaid by the space of Six Months 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 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 re-enter, and the same to have again Repossess, Occupy and Enjoy as in his or their former Estate, and that then 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 Walter Simpson doth for himself his Heirs Executors, and Administrators, Covenant and Agree with the said John Eager Howard his Heirs and Assigns that he the said Walter Simpson and his Assigns shall within the Term of four Years from the Date hereof Erect and Build good Substantial Improvements on the said Demised Premises, of the yearly Value of Twenty five Pounds Current Money and in Case the said Building shall not be Erected, within the said Term, then the said Walter Simpson for himself his Heirs, Administrators, and Assigns, doth Covenant to pay to the said John Eager Howard his Heirs and Assigns the Annual Sum of Six Pounds Current Money, Exclusive of and in Addition to the Rent Already reserved, which said Additional Sum of Six Pounds 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 Walter Simpson 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 Twelve 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 Walter Simpson and his Assigns that he the said Walter Simpson and his

his Assigns, on the Payment of the Rent and Performance of the Covenants herein before mentioned and reserved on the part of the said Walter Simpson and his Assigns ~~on the Payment of the Rent and Performance of the Covenants hereinbefore mentioned and reserved, on the part of the said Walter Simpson and his Assigns~~ to be paid and performed shall and may Peaceably 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 Let Trouble or Interruption of him the said John Eager Howard his Heirs or Assigns, or any other Person or Persons Claiming anything 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 Walter Simpson and his Assigns and on his or their Payment or Tendering in Payment the Sum of Twelve Pounds Current Money in Specie 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 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 & Delivered in Presence of
Wm Calhoun - James Howard

J E Howard (Seal)
Walter Simpson (Seal)