Payable in English Golden Guineas, weighing five Pennyweight and Six grains, at Twenty one Shillings each and mexican dollars at four shillings and Sixpence each, at their present weight by act of Assembly on the first day of January in each and every year, during the Continuance of this present demise, and if it shall happen, that the said yearly rent a sum of Twenty five Pounds Sterling Money payable in Specie as aforesaid shall be in arrear 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 demanded, that then it shall and may be Lawful, to and for the said Daniel Bowly and Richard Ridgely their 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 their former Estate, until all such Arrearages of Rent with Legal Interest therefor, and all and every Cost Charge and Expence Incurred by the said Daniel Bowly & Richard Ridgely their Heirs or Assigns, by reason of the non Payment of said rent, shall be fully Satisfied and paid or make distress therefor at their Option, and also if the said yearly rent a Sum of Twenty five Pounds Sterling Money Payable in Specie as aforesaid shall be in arrear and unpaid by the Space of one whole 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 Lawful to and for the said Daniel Bowly & Richard Ridgely their 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 ~~their~~ 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 doth for himself his Heirs, Exors, and Admrs, Covenant and Agree with the said Daniel Bowly and Richard Ridgely their Heirs and



and Assigns that he the said and his Assigns, shall within the Term of three years from the date hereof Erect and Build good substantial Improvements, of Brick or Stone on the said Premises of the yearly Value of the ground rent, and in Case the said Building shall not be Erected, within the said Term then the said Samuel Heskett for himself his Heirs, Administrators and Assigns, doth Covenant to pay to pay to the said Daniel Bowly and Richard Ridgely, their heirs and Assigns, the annual Sum of Twenty Pounds Current Money Exclusive of and in addition to the rent already reserved, which said additional Sum of Twenty 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 Samuel Heskett for himself his Executors, Administrators and Assigns, doth Covenant and agree to and with the said Daniel Bowly, and Richard Ridgely their Heirs & Assigns well and truly to pay the above reserved yearly rent or sum of Twenty five Pounds Sterling Money Payable in Specie as aforesaid at the time above limited for the Payment of the same, and the said Daniel Bowly and Richard Ridgely for themselves their heirs, and Assigns do hereby Covenant and agree to and with the said Samuel Heskett and his Assigns that he the said Samuel Heskett 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 Samuel Heskett and his Assigns to be paid and performed, shall and may peaceably and quietly have hold use occupy & 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 them the said Daniel Bowly and Richard Ridgely their Heirs or Assigns or any other Person or Persons Claiming anything therein by