On the platt thereof by the Number Eight Hundred and Sixty One —
and Begining for the same at the North West Corner of Montgomery
and Goodmans Street and running West binding on Montgomery
Street four perches thence North parallel with Goodmans Street to
Honey Alley thence East binding on Honey Alley four perches to —
Goodmans Street thence South binding on Goodmans Street to the
Begining Together with all improvements thereon made Lanes, —
Alleys Ways, Waters privileges, Easements, Emoluments and Ad=
vantages to the said Lot of Ground Belonging or in any wise Apper=
taining To Have and To Hold the said Lot of Ground and premises
with their and every of their Appurtenances unto the said Martin
Eichelberger his Executors, Administrators and Assigns from the Day
next before the Day of the Date of these presents, for and during and
until 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 Shil=
lings 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 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 Reenter, and the same to have again, Repossess
Occupy and enjoy as in his or their former Estate, until 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 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 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 Martin Eichelberger 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 Martin Eichelberger
and his Assigns shall within the Term of four Years from the Date —
hereof, erect and build a good Substantial Dwelling House on the
premisses of the Yearly Value of Thirty pounds, Current, Money, and in case
the said Building shall not be Erected within the said Term then the said
Martin Eichelberger 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 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 until the said Buildings are Erected, and then to cease, and not before
and the said Martin Eichelberger 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 limit=
ed 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
Martin Eichelberger and his Assigns, that he the said Martin Eichelberger
and his Assigns on the payment of the Rent and performance of the Cove=
nants herein before Mentioned and Reserved, on the part of the said —
Martin Eichelberger 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 Appurten=
ances, 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 any thing therein, by, from or under him, the 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 Martin Eichelberger and his Assigns, and
on his or their payment, or tendering in payment, the sum of Eighteen
pounds Current Money as aforesaid 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