from the day before the day of the date of these presents, for and during the Term of Ninety Nine Years, fully to be Completed and ended; together with the Benefit of Renewment from time to time for ever Yielding and paying therefor, to the said Daniel Bower, his Heirs and Assigns, the Yearly Rent, or sum of Five pounds Sterling Money of Great Britain, to be paid in British Golden Guineas, each weighing five penny Weight and six Grains, of the Value of Twenty One Shillings Sterling aforesaid or in Spanish Milled Dollars, each weighing Seventeen penny Weight, and six Grains, being of the Value of four Shillings and six pence Sterling aforesaid, or in other Gold or Silver of the same Value, and at the same Rate and likewise all Taxes Assessments, Duties, and public dues of any Nature or kind whatsoever, which will be in lieu of all other Ground Rents to which the said premises are Subject on the Twenty fifth day of September, in every Year, during the Continuance of this present Demise, and if it shall happen, that the said Yearly Rent, or sum of Five pounds Sterling shall be in Arrear and unpaid by the space of thirty days next after the 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 Bower, his Heirs and 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 Rents, with legal Interest thereon and all and every Cost, Charge and Expence, incurred by the said Daniel Bower, his Heirs or Assigns, by Reason of the Non-paymont of said Rent, shall be fully Satisfied and paid or make distress therefor at his or their Option And Also, if the said Yearly Rent, or sum of Five pounds Sterling 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 Bower, his heirs and 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 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 henceforth be utterly void and of none Effect and the said Jacob Graybill for himself his Heirs Executors Administrators and every of them doth further Covenant & agree with the said Daniel Bower his Heirs & Assigns that he the said Jacob Graybill or his Assigns shall within the Term of four Years from the Commencement of this demise Build on said premises or Cause to be built or erected thereon such Buildings or Improvements as shall be sufficient to secure the paymont of the Rents hereby reserved & if such Buildings or Improvements shall not be so built or erected by the time limited as aforesaid that then the said Jacob Graybill shall pay unto the said Daniel Bower the Sum of Five pounds Sterling and the said Jacob Graybill for himself his Executors, Administrators and Assigns doth Covenant and agree to and with the said Daniel Bower his Heirs Executors Administrators and Assigns well and truly to pay the above Reserved Yearly Rent or sum of Five pounds Sterling at the time limited for the paymont of the same and likewise all Taxes, Assessments, duties and public Dues of any Nature or kind whatsoever Laid or Assessed or to be Laid or Assessed upon said premises and in default of the above payments or any of them the said Lessee, and his Heirs Executors Administrators and Assigns Shall forfeit One Years Rent to the said Lessors their Heirs Executors Administrators and Assigns which shall be Recovered by Entry and distress as aforesaid, or by Action of Covenant upon this Lease, at the Option of the Lessors, or their Heirs, Executors, Administrators and Assigns, and the said Daniel Bower for himself his Heirs, Executors, Administrators and Assigns, doth hereby Covenant and agree to and with the said Jacob Graybill and his Heirs Administrators and Assigns that he the said Jacob Graybill and his Heirs Executors, Administrators and Assigns, on the paymont of the Rents and performance of the Covenants herein before mentioned