and every year during the continuance of the above Demise or Assign-
ment And if it shall happen that the said yearly Rent or Sum of
Eleven pounds Current Money shall be in Arrear and unpaid by
the Space of thirty 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 Peter
Shepherd his Heirs or Assigns into the said above Assigned 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 Arrearages of Rent with Legal Interest
therefor and all and every Cost charge and expense incurred
by the said Peter Shepherd his Heirs or Assigns by reason of
the Non payment of the 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 Eleven 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 Peter Shepherd
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 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 Peter Goulding doth for Himself his Heirs
Executors and Administrators Covenant and Agree with
the said Peter Shepherd his Heirs and Assigns that he
the said Peter Goulding his Executors Administrators and
Assigns shall and will within the Term of Two years from
the Date hereof erect and build a good and Sufficient Dwelling

House on the said Premises of the yearly Value of twenty pounds current
Money and in Case the said Building shall not be erected within the said
Term then the said Peter Goulding for Himself his Heirs Executors Adminis-
-trators and Assigns doth Covenant to pay to the said Peter Shepherd
his Heirs and Assigns the Annual Sum of Ten pounds Current Money
exclusive of and in Addition to the Rent already Reserved which
said Sum of Ten 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 Peter Goulding for Himself
his Executors Administrators and Assigns doth Covenant and
Agree to and with the said Peter Shepherd his Heirs and Assigns
well and truly to pay the above Reserved yearly Rent or Sum of
Eleven pounds Current Money at the Time limited for the payment
thereof And the said Peter Shepherd for Himself his Heirs and
Assigns doth Covenant to and with the said Peter Goulding
his Executors Administrators and Assigns that he hath not
done nor will he or they hereafter do any Act to forfeit the
above in part Recited Lease or incumber the above Assigned
Ground and Premises and that he and they paying the
above Reserved yearly Rent or Sum of Eleven pounds current
Money upon the Times and in Manner above mentioned
and performing the other Covenants and Agreements on the part
and behalf of the said Peter Goulding his Executors Administra-
-tors and Assigns above Reserved to be performed shall
and may peaceably and Quietly for and during the Residue
of the aforesaid Term of Ninety nine Years have hold and
enjoy the above Assigned Ground and Premises without the
Let suit trouble or denial of him the said Peter Shepherd
his Heirs or Assigns or any Person or Persons claiming