and Assigns, all that part of the aforesaid Lot or parcel of ground which is
Contained within the following Metes Bounds, Courses and Distances
Viz. Begining for the same, at the distance of twenty Eight Perches
North forty three Degrees West from the Intersection of Biddle & Princes
Street thence South forty four Degrees West thirty two Perches to Rispes
Street thence binding on Rispes Street ten Perches, South forty three Degrees
East, thence North forty four Degrees East thirty two Perches to Princes
Street, thence binding on Princes Street to the place of Begining, containing two Acres
with the Premises thereon being, Lanes Alleys Ways Waters Privileges
Advantages, to the same belonging or in anywise Appertaining
all the Estate, Right Title and Interest of him the said Conrad Champher
therein or thereto, To Have and to Hold, the said part a Lot of Ground
and Premises with their and every of their Appurtenances, unto the said
John Leaf his Executors, Administrators, and Assigns, for and during
all the rest, residue and remainder of the Term of Ninety Nine Years
therein yet to come and Unexpired, in as full, large ample and beneficial
manner to all intents and purposes whatsoever as he the said Conrad
Champher might should could or ought to have held, and Enjoyed the
same by force and Virtue of the said above in part recited Indenture
of Lease or by any ways, or means whatsoever, Yielding and Paying
therefore to the said Conrad Champher his Heirs and Assigns the Yearly Rent
or Sum of Ten Pounds Current Money on the Twenty fifth day of
March in each and every year during the Continuance of
the above Demise or Assignment, and if it shall happen that
the said Yearly Rent or Sum of Ten Pounds Current Money shall
be in Arrear and Unpaid by the space 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 Conrad Champher 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 Expence incurred by the said Conrad Champher
his Heirs or Assigns, by reason of the non Payment of the said
Rent

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 Ten 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 Conrad Champher 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 John Leaf doth for himself his Heirs Executors
and Administrators, Covenant and Agree with the said Conrad Champher
his Heirs and Assigns, that he the said John Leaf 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 for himself his Heirs, Executors, Administrators and
Assigns doth Covenant to Pay to the said Conrad Champher his Heirs or
Assigns, the Annual Sum of five Pounds Current Money, Exclusive
of and in Addition to the Rent already reserved, which said Sum of
five 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 John Leaf for himself his Executors, Administrators and Assigns, doth Covenant and agree to and with the
said Conrad Champher his Heirs and Assigns, well and truly to pay the above
reserved Yearly Rent or Sum of Ten Pounds Current Money at the time
limited for the Payment thereof and the said Conrad Champher for
himself his Heirs, and Assigns, doth Covenant to and with the said
John Leaf 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