Degrees West fourty Perches to Catherine Street thence bounding on Catherine Street North fourty three Degrees West Sixteen perches thence North four Degrees East to the New forrest Road thence to the begin=ning containing four Acres Together with the Premises thereon being Lanes Alleys Ways Water Privileges and Advantages to the same belonging or in any wise appertaining and all the Estate right title and Interest of him the said M Merryman therein or thereto To Have and To Hold the said part of the Lotts or parcel of Ground and Premises with their and every of their appur=tenances unto the said Conrode Champher 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 M Merryman might should could or ought to have hold 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 M Merryman his Heirs and Assigns the Yearly Rent or Sum of Eight pounds Six Shillings and Eight pence 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 Eight pounds Six Shillings & Eight pence Current Money shall be in Arrear and unpaid by the space 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 Martico Merryman 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 M Merryman 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 Eight pounds Six Shillings & eight pence Lawe Current Money shall be in Arrear and unpaid by the space of One Whole year next after the time in 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 M Merryman 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 thence=forth be utterly Void and of None effect and the said Conrode Champher doth for Himself his Heirs Executors and Administrators Covenant and Agree with the said Martico Merryman his Heirs and Assigns that he the said Conrode Champher 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 Sixteen pounds Current Money and in case the said Building shall not be erected within the said Term then the said Conrade Champher for Himself his Heirs Executors Administrators and Assigns doth Covenant to pay to the said M Merryman his Heirs and 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 Conrode Cham=pher for Himself his Executors Administrators and Assigns doth Covenant and Agree to and with the said M Merryman