in part recited Indenture of Lease or by any ways a means whatsoever
Yielding and paying therefore to the said Peter Shepherd his Heirs and
Assigns the Yearly Rent or Sum of Eleven pounds five Shillings current
Money on the twenty ninth day of August 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 Eleven pounds
five Shillings 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 dem-
anded 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 expence 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 five Shillings 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 William Elwes doth for himself his
Heirs Executors and Administrators Covenant and agree with the
said Peter Shepherd his Heirs and Assigns that he the said William
Elwes 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 pound Current Money and in Case the said Building
shall not be erected within the said Term then the said William
Elwes for Himself his Heirs Executors Administrators and Assigns
doth Covenant to pay to the said Peter Shepherd his Heirs and
Assigns the Annual Sum of five pound Current Money exclusive
of and in Addition to the Rent already Reserved which said Sum
of five pound 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 William Elwes for Himself his Execu-
tors 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
pound five Shillings 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 William
Elwes 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 pound five Shillings Current Mo-
ney upon the times and in Manner above mentioned and perform-
ing the Other Covenants and Agreements on the part and behalf
of the said William Elwes his Executors Administrators 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 under him or them And also that he
the said William Elwes his Executors Administrators and