Bond street fifteen feet six inches to the southwest corner of said house; thence easterly parallel with Shakespeare street, and along the southern side of the said house thirty-two feet or thereabout, to a break in said wall; thence northerly, four inches; thence easterly still bounding on the southern side of said wall - the whole extent thereof, and still continuing easterly in the same direction - in all, seventy six feet, more or less, to the outline of the ground there situate, belonging to said Jonas Friedenwald; thence northerly, bending on that line fifteen feet two inches, to intersect a line drawn easterly from the beginning, parallel with Shakespeare street, and thence westerly reversing the line so drawn, one hundred and eight feet, more or less, to the place of beginning; reserving, however, to the said Jonas Friedenwald, his personal representatives and assigns, as the owners and proprietors of the adjoining ground on the north, the use, benefit and privilege of the north end wall of the house on the ground above described, and of using the same for all the purposes of a party or division wall, free of cost therefor, the said Jonas Friedenwald, hereby granting to the said Margaret Armstrong, her personal representatives and assigns the use and benefit in common, of an alley leading from Bond street easterly, along the north side of the above described ground, to the yards in the rear, and agreeing, that whenever the said adjoining ground on the north, shall be improved by a new house, the said alley shall be widened to three feet, for common use, as aforesaid, being part of the ground which was subleased by John Jonas to said Friedenwald, at the yearly rent of 76 dollars, (see Liber J.K., No. 306, fol.

162. &c.,) five-sixths of which rent has been subsequently extinguished by a deed from William Skinner, and others, see Liber E.E.S. No. 228, fol. 38, &c.,) together with the improvements thereon, and all the rights, ways, waters, privileges, advantages and appurtenances thereto belonging or appertaining, including the use, benefit and privilege in common, with the said Jonas Friedenwald, of the alley leading from Bond street, as within mentioned.

To have, and to hold, the said described property and premises, with the rights and appurtenances aforesaid, unto the said Margaret Armstrong, her personal representative and assigns, from the day next before the day of the date hereof, for all the residue, save one year of the term of years granted and yet to come therein, the said Margaret Armstrong, her heirs, personal representatives or assigns, paying therefor, to the said Jonas Friedenwald, his heirs, personal representatives or assigns, the rent or yearly sum of sixty dollars, lawful money, computing the same from the date hereof, and to be payable and paid in equal semi-annual instalments of thirty dollars each, on the second day of April and October, respectively, in every year during this lease, over and above all deductions for taxes and assessments of every kind assessed and levied, or hereafter to be assessed and levied thereon, and on the rent hereby reserved; provided, that if the said rent or any part thereof, shall at any time, be in arrear, the said Jonas Friedenwald, his personal representatives or assigns may distrain therefor, and by all lawful ways, recover the same; provided, also, that if the said rent, or any part thereof, shall at