-fit of an alley, leading from Bond street easterly, along the north side of said ground as mentioned in a lease from Sonas Friedenwald to Margaret Armstrong, now Margaret Woelper (being the same ground, which by deed dated the 31st day of July, 1876, and intended to be recorded prior hereto,) together with all improvements thereon made, lanes, alleys, ways, waters, privileges, easements, appurtenances and advantages to the said ground, belonging or in any wise appertaining, to be held by the said Margaret Woelper, her executors, administrators and assigns, for all the rest and residue, save one year of the term for years yet to come and unexpired in said premises, she, the said Margaret Woelper, her executors, administrators or assigns, yielding and paying unto the said Charles McCoolgan, his executors, administrators or assigns, the rent or yearly sum of eighty-four dollars; and that in even and equal half-yearly installments, accounting from the first day of August, one thousand eight hundred and seventy-six, over and above all deductions for taxes and assessments of every kind levied, or assessed, or to be levied or assessed, on said demised premises, or the rent issuing therefrom; provided, that if the said rent shall be in arrear in whole or in part, at any time then it shall be lawful for the said lessor his executors, administrators or assigns to make distress therefor and provided also that if said —— shall be in arrear in whole or in part, for sixty days, then it shall be lawful for the said lessor, his executors, administrators or assigns, to reenter upon the hereby demised premises, and hold the same until all arrearages of rent thereon, and all expenses incurred by reason of such non-payment, shall be fully paid: and provided further, that if said rent shall be

in arrear for one year, then the said lessor, his executors, administrators or assigns, may reenter upon the premises hereby demised, and hold the same as if this lease had never been made; and the said Margaret Woelper, for herself, her personal representatives and assigns, covenants to pay the aforesaid rent, taxes and assessments, when legally demandable; and the said Charles McCoolgan, for himself, his personal representatives and assigns, doth hereby covenant with the said Margaret Woelper, that on the payment by the said lessee, her executors, administrators or assigns, of said rent and performance of all covenants herein, on her and their part to be paid and performed, he, the said Charles McCoolgan will warrant the property hereby leased from all claims thereon, under the said lessor, and from all claims and demands thereon for in respect of any other or greater rent than that hereby reserved; also, that at any time during this demise, the said Charles McCoolgan, — executors, administrators or assigns, shall on payment to him or them of ten dollars, as renewal fine, execute and deliver, or cause to be executed and delivered to the said Margaret Woelper, her executors or assigns, at her or their request, a new sub-lease of the above demised property, reserving to the said lessor, his executors, administrators or assigns, a reversion of one day therein, which new sub-lease shall be subject to the same rent, and shall have similar covenants to those herein contained, and especially shall have a covenant for perpetual renewment, so that the estate and interest hereby created, shall be renewable, and renewed from time to time forever, and with full and absolute