piece or parcel of Ground and premises with the appurtenan-
-ces unto the said John Creagh his Executors Administrators
and assigns for and during the Term of Ninety nine years fully to
be Compleat and ended from the second day of May in the
year of our Lord Seventeen hundred and Ninety seven, together with
the benefit of renewment from time to time and at all times hereafter
for ever he the said John Creagh his Executors, administrators and
assigns yielding and Paying therefor to the said Mary Morton her
Heirs and assigns the yearly rent or sum of thirty one Dollars &
one half Dollar Current money of the United States, and also all
assessments, Taxes Duties and Public dues, Paving of streets making
of pumps and every other possible Charge on said Premises hereby
leased and demised, which Charges may at present exist or that
hereafter may exist or be levied on said Premises the first payment
of the rent to become due and Payable upon the second day of
May in the year seventeen hundred and ninety nine and on the
same Day in each and every year succeeding during the contin
-uance of the Present Term and if it shall happen that the rent or
sum of thirty one Dollars and one half dollar Current money as
aforesaid or any part thereof shall be in arrear and unpaid by the
space of thirty days next after the time on which the same is
above reserved to be paid the same rent being first lawfully
demanded that then it shall and may be lawful to and for the
Mary Morton her heirs and assigns into the said demised premises
or any part thereof in the name of the whole to reenter and
the same to have again and repossess, Occupy and enjoy as
in her former Estate untill all such Arrearages of rent with
legal interest thereon and all and every Cost Charges and
Expences incurred by the said Mary Morton her Heirs and
assigns by reason of the nonpayment of the said rent shall be
lawfully satisfied and paid, and make Distress therefor at his
or their Option and also if the said yearly rent or sum of thirty
one Dollars & one half Current money of the United States as aforesaid
on any part thereof shall be in arrear and unpaid by the
space

space of sixty Days next after the time on which the same is reser-
-ved to be paid the same being first lawfully demanded that then it
shall and may be lawfull for the said Mary Morton her heirs and
assigns into the said demised premises or any part thereof in the name
of the whole to enter, and the same again to repossess Occupy and enjoy
as in her former Estate and that then and in such case this Indenture
and every clause matter and thing therein contained shall from
thenceforth be null and Utterly void and of none effect, and the said
John Creagh for himself his Heirs Executors, Administrators and
assigns doth Covenant Grant Promise and agree to and with the said
Mary Morton her heirs Executors Administrators and assigns well and
truly to pay the above reserved yearly Rent or sum of thirty one Dollars
& one half Dollars Current money as aforesaid at the time above
limited for the Payment of the same and also all Taxes assessments
duties and public dues of what nature or kind soever and also all
Charges Arising from street paving pump making or otherwise, levied
or laid or to be laid on said premises and the said Mary Morton
for herself her Heirs Executors, administrators & assigns doth hereby
Covenant and agree to and with the said John Creagh his Executors
Administrators and assigns that she the said Mary Morton and her
Heirs and assigns on the Payment of the rent and Performance of the
Covenants herein before mentioned, and reserved on the part of the
said John Creagh his Executors, Administrators and assigns to be
paid and Performed, shall and may peaceably and quietly have
hold use occupy and enjoy the said demised Premises with the
Appurtenances for and During the said Term of ninety nine years
without any let hindrance molestation or interruption whatsoever of
her the said Mary Morton her Heirs or assigns or any other person or
persons Claiming from by or under her them or any of them or by her or
their privity or procurement and also that the said Mary Morton her
heirs & assigns at any time or times hereafter during the Continuance
of this Present Demise on the request and at the cost and charge
of him the said John Creagh his Executors Administrators and
his or their Payment or tendering in Payment the sum of thirty
one Dollars & one half Dollars Current Money of the United
States