

for the full term of Ninety nine years the said James L. P. Cornell his heirs, personal representatives or assigns paying therefor to the said John Stewart his legal representatives or assigns the rent or yearly sum of Two hundred and Forty dollars payable in semi annual installments on the first day of September and March 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 the said rent or any other part thereof shall at any time be in arrear the said John Stewart Trustee may distrain therefor and by all lawful ways recover the same, Provided also that if the said rent or any part thereof shall at any time be sixty days in arrear, it shall be lawful for the said John Stewart Trustee to re-enter and hold the same property until all such arrearage of rent with interest thereon and all expenses incurred by such non-payment shall be fully satisfied, and provided also that if said rent shall be in arrear for One year it shall be lawful for the said John Stewart Trustee to re-enter and annul this lease and shall the said property as in his former estate, and the said James L. P. Cornell covenants to pay the said yearly rent at the periods above limited for the payment of the same, also to pay all taxes and assessments of every kind assessed and levied or hereafter to be levied on the said property and on the said yearly rent, and the said John Stewart Trustee covenants that on payment by said lessee of the yearly rent aforesaid and the performance by him of the covenants herein mentioned to be performed the said James L. P. Cornell his personal representatives or assigns may at all times peaceably hold and enjoy the said premises without the let or interruption of the said Lessor or any person claiming by from or under him, and also that at any time during this lease the said John Stewart his heir or assigns will at the request and proper cost of the said Lessee his personal representatives or assigns execute and deliver to him a new lease of the above described property for another term of Ninety nine years to commence at the end of the term hereby granted subject to the same rent and with the like covenants and conditions and particularly a covenant for renewals in perpetuity, so that the present lease if not forfeited according to its provisions shall be renewable and renewed from time to time forever, and further that the said John Stewart Trustee his legal representatives and assigns shall and will at any time within seven years from the first day of March 1868 at the request and proper cost of the said James L. P. Cornell his legal representatives or assigns on his or their paying or tendering in payment to the said John Stewart Trustee his legal representatives or assigns the sum of Four thousand dollars lawful money over and above all rent accrued by virtue of this lease and then in arrear and pro-rata for any portion of a half year that shall have elapsed make execute acknowledge and delivered unto the said James L. P. Cornell his assigns or heirs a deed of conveyance in fee simple of and for the ground and premises hereby demised