

Liber the County of Warwick Spinister of the one party and Henry Cooke
 P. C. R. of the City of Coventry Felt maker of the other parte Wittnesseth
 that the said Prudence Sewall as well for the yearely rent herein
 hereafter reserued as also for diuers other Good Causes and law-
 full consideracōns her hereunto especially moueing, Hath demised
 Granted sett and to farme Lett and by theis p^rsents doth demise
 grant sett and to farme Lett vnto the his Executo^{rs} Adminis-
 p. 900 trators and Assigns all contayning And the Yard
 on the North side of the same streete, Betweene a Messuage or
 Tenem^t in the tenure of Anne Cartwright widdow of the Easte p^rte
 and a Tenem^t, in the tenure of John Bennett Glouer of the West p^rte
 To haue and to hould the said Messuage or tenem^t and Garden with
 the appurtenances unto the said Henry Cooke his Executors Adm^{rs}
 and Assigns from the second day of February next ensueing the date
 hereof for and during, and vnto the full end and tearme of twenty
 and one yeares from thence next and imediately following, and
 fully to be compleate and ended Yeilding and paying therefore
 yearely during the said tearme of twenty and one yeares unto the
 said Prudence Sewall her Executors Administ^{rs} or Assigns the Sume
 or yearely rent of three pounds of lawfull money of England at
 two tymes or tearmes in the yeare (that is to say) vpon the first
 day of August and the second day of February by equall and euen
 persōns, Provided alwayes and it is expressly condiconed and agreed
 vpon by and Betweene the said partyes to theise Indentures by theis
 p^rsents that if it shall happen the said Sume or yearely rent of three
 pounds of lawfull money of England at any tyme or tymes hereafter
 during the said Tearme of twenty and one yeares to be behind or
 unpaid in parte or in all, after either of the said Tymes or tearmes
 in which the same ought to be payd at by the space of foureteene
 dayes being Lawfully demanded, that then and at all tymes from
 thenceforth it shall or may be lawfull to and for the said Prudence
 Sewall her heires Executo^{rs} Adm^{rs} or Assigns into the said demised
 p^rmisses and euery parte thereof to reenter and the same to haue
 againe repossesse and enjoye as in her or their former Estate and
 Right And the said Henry Cooke for him his heires Exe^{rs} Adm^{rs} or
 Assigns, and euery of them doth Covenant and Grant to and with
 the said Prudence Sewall her Executors Administrat^{rs} and Assigns
 by theis p^rsents that he the said Henry Cooke his Executo^{rs} Ad-
 ministrato^{rs} or Assigns shall and will att his and their owne proper
 Costs and Charges at or before the Nyne and twentyth day of Sep-
 tember next ensueing the date hereof well and sufficiently floore with
 Boards and joysts and other two Chambers of the demised
 build and sett vp vpon the back building of the said p^rmisses one
 p. 901 Good and sufficient payre of Stayres and glass the Wyndowes of in
 and aboute the said p^rmisses with glass, All which matters and thinges
 for the manner and forme is to be done and p^rformed as John
 Catherins Tyler or his Assigns shall direct and appoynte and alsoe