

River and north west Branch to y^e Dwelling house let by
 quantity or number of acres wth y^e Limits & bounds as be
 more or less Whether y^e Iron Stones or ore are opened & Dis-
 covered or shut and not yet discovered Together wth y^e full
 right Liberty & privileges of Ingress Egress and Regress in by
 through over and upon y^e Land as and every part and parcel thereof
 and for him y^e John England his Ex^{ts} Adm^{rs} & assigns &
 his and their under Tennants of y^e Iron Ore or any part
 thereof and to and for his or their and Every of their work-
 men & servants wth or without Cattell Horses & Carriages to view
 Search for Digg have & take away all or any of y^e Iron Ore
 as which may by any manner of ways means or Devices be
 found in upon or wth in y^e Bonds as and for y^e better doing where-
 of to cut sink and Digg shafts Pitts Trenches or Drains in
 or upon y^e Land as and thereon to Erect and build two Well-
 ing Houses of Twenty foot long & Sixteen foot wide Each as
 also y^e Liberty of Filling & fencing one Acres of ground adjoy-
 ning to y^e House or houses for a Garden To have and to
 hold Possess & Enjoy y^e Iron Ore & Stones of Iron Ore &
 all Singular other y^e premises hereby Demised or mentio-
 ned or intended to be Demised wth their Appurtenances
 unto y^e John England his Ex^{ts} Adm^{rs} & assigns from y^e
 Day of Date hereof for and During y^e Term of Ninety nine
 years from thence forth next ensuing fully to be compleat-
 ed and ended Yielding and paying yearly & each year -
 During y^e Continuance of y^e Demise unto y^e John Giles his
 heirs and assigns y^e yearly Rent of one Car of Indian Corn
 if y^e same shall be lawfully Demanded And y^e John Giles
 for himself his heirs & assigns Doth Covenant grant promise
 and agree to and wth y^e John England his Ex^{ts} Adm^{rs} &
 assigns by these presents in manner following That is to
 say That it shall be Lawfull to and for y^e John Engl-
 and his heirs Ex^{ts} Adm^{rs} & assigns and his their under
 Tennants workmen and servants as and Every of them at
 all times hereafter for & During y^e Term of ninety years
 In and upon y^e Land & premises as to enter & therto Digg