

Thing herein contained to cease determine and be
 utterly void & of none Effect but on failure of all or any
 of the sd Yearly payments or Bills of Exchange to rema-
 in and be absolute to all intents & purposes any in these
 presents contained to the contrary Therefore in any
 wise notwithstanding And the sd William Nicholls doth
 by these presents for himselfe his heirs Executors and
 Administrators ~~and~~ and for every of them coven-
 tise promise and grant to and with the sd Samuel Groom
 his Executors Administrators and Assignes in manner
 and form following That is to say That he the sd Wm
 Nicholls his heirs Executors Administrators shall &
 will well and truly pay or cause to be paid unto the sd
 Samuel Groom his Executors or Assignes the sd sume
 of two hundred and one pounds Eight Shillings of Lawfull
 Money of Great Britain with Lawfull intrest for the
 same at such days and times and in such manner and
 forme as in the provisoe or Condition herebefore men-
 tioned is limited and appointed for payment thereof by
 good sufficient Bills of Exchange ^{as appoynted by such bill of exchange} shall be duly honour-
 and paid without any fraud or collusion whatsoever
 And also that he the sd William Nicholls and his heirs
 Executors and Administrators the sd two peeces or parcels
 of Land and premises with the appertenance unto the
 sd Samuel Groom his Executors Administrators ^{as appoynted}
 and all and every other person and persons whatsoever
 Lawfully clayming or to Clayme in by from or under
 him or them shall and will forever hereafter warrant
 and by these presents defend and that it shall and
 may be lawfull to & for the sd Samuel Groom his
 Executors Administrators and Assignes from and after
 Default of payment of all or any of the sd Yearly paym-
 ents or Bills of Exchange or any part thereof from
 time to time and all times hereafter during the sd
 Term peaceably & quietly to have hold use occupy
 possess and enjoy the sd two peeces or parcels of
 Land and premises with the appertenance without
 the Lawfull Lett. Suite trouble Eviction ^{or} molestation
 or Denyall of the sd William Nicholls his heirs Execu-
 tors Administrators or any other person or persons whatso-
 ever Lawfully clayming or to Clayme in by from or und-
 er him or ~~them~~ and Discharged of and ~~from all~~