

And the said Ann Fell for her self her heirs Executors and Administrators doth
 hereby covenant promise grant and agree to and with Thomas Richardson his Executors
 Administrators and Assigns in manner and form following that is to say that he the
 said Thomas Richardson his Executors Administrators and Assigns the said
 hereby demised premises with the Appurtenances for and during the aforesaid
 Term of ninety nine Years shall and may peaceably and quietly have hold occupy
 possess and enjoy for and under the payment of the Yearly Rents and performance
 of the Covenants Conditions and provisions herein mentioned on the part of the said Thomas
 Richardson his Executors Administrators and Assigns to be paid kept done and
 performed from and against the aforesaid William Fell the Son his heirs Executors
 Administrators and Assigns and all persons claiming or to claim by from or under him
 them or any of them or by from or under the aforesaid Edward Fell and that he the
 said William Fell the Son his heirs and Assigns shall and will at the end and
 Expiration of the aforesaid Term of ninety nine Years upon the request and at the
 Costs and Charges of the said Thomas Richardson his Executors Administrators and
 Assigns make seal and deliver and in due form of Law execute and fully perfect and
 other Lease and demise of the hereby demised premises to the aforesaid Thomas
 Richardson his Executors Administrators and Assigns for the Term of ninety nine
 Years under the like Rents Covenants and Agreements as is herein mentioned and
 at the end and Expiration of the said last mentioned Term shall also Lease and
 Demise the said Demised premises for other ninety nine Years under the like Rents
 Covenants and Agreements and so from time to time shall make such Renewments
 as aforesaid for ever he the said Thomas Richardson paying or tendering to the
 said William Fell the Son his heirs or Assigns at the time of his the said Thomas
 Richardson his Executors Administrators or Assigns requesting any and every
 such Renewment of the said Lease or Demise as aforesaid as well the sum of three
 Pounds thirteen shillings and four pence sterling as a fine for every such Renewment
 as also all or any Rent that shall or may at the time of such request be due and
 payable on this or any such future Lease or Demise of the said demised premises
 And the aforesaid Thomas Richardson for himself his heirs Executors Adminis-
 trators and Assigns doth hereby covenant promise grant and agree to and with
 the said Ann Fell her Executors Administrators and Assigns in manner and
 form following that is to say that he the said Thomas Richardson his Executors
 Administrators or Assigns or some of them shall and will from time to time
 and at all times hereafter well and truly pay or cause to be paid unto the said
 William Fell the Son his heirs or Assigns or such person or persons as shall

(be)