

be properly Authorized to receive the same to his and their use the said yearly Rent at the aforesaid time herein before appointed for payment thereof And that it shall be lawfull for the said Ann Fell for and on Behalf of the said William Fell to distrain in and upon any part of the demised Premises for the Rent aforesaid upon non payment thereof And the said Thomas Richardson doth further covenant promise grant and agree that he the said Thomas Richardson his Executors Administrators and Assigns shall and will within two Years from the Commencement of the demise hereby made at his and their own proper Costs and Charges make Build and Erect good and sufficient Improvements on the demised Premises And if the said Improvements sufficient to be answerable for the Rent shall not be made within the two Years that then and in such case the said Thomas Richardson on paying or tendering to the said Ann Fell the sum of Three Pounds thirteen shillings and four pence Sterling within one Month shall and may have the further time of two Years commencing from the end of the first mentioned two Years But if default shall be made in the making and Erecting such Improvement as aforesaid within the space of two Years and also in the payment or Tender of the aforesaid sum of Money or if after such payment made there shall be Default in the making and Erecting such Improvements as aforesaid in the last two Years limited that then the said William Fell shall and may enter Repossess and enjoy the said demised Premises as in his former Estate and thereupon this present Indenture shall cease determine and be nul and void In Witness whereof the parties to these presents have hereunto set their Hands and Seals the day and Year first above written

Signed Sealed and Delivered

in w. Presence of
Robert Alexander Thomas Bond Junr.

Ann Fell 

Thomas Richardson 

On the aforesaid Lease was thus Endorsed to wit

On the 11 day of September 1767 came Ann Fell and Thomas Richardson and severally acknowledged the above Instrument of writing as their Act and Deed for the uses Intents and purposes therein mentioned

Willm. Aisquith
Ruxton Gay

Recorded the 9th Day of October 1767

13 sides