Non this Indenture witnesseth that the said Richard Beard Junior for and in Consideration of the sum of one hundred and fifty Pounds Current money to him in hand paid by the said James West at and before the Sealing and delivery of these presents the receipt whereof he doth hereby acknowledge and thereof and of and from the same and every part and parcel thereof doth freely clearly and absolutely acquit release exonerate and for ever discharge the said James West his Executors Administrators and Assigns each and every of them for ever by these presents the said Richard Beard Junior Hath granted bargained sold Assigned transferred and set over And by these presents Doth grant bargain sell Assign transfer and set over unto the said James West his Executors Administrators and Assigns the premisses aforesaid with their Appurtenances with all and singular the houses out houses edifices buildings Yards Gardens ways waters watercourses erected upon the same peice or parcel of Ground aforesaid or thereunto belonging or in any wise appertaining To have and to hold the said peice or parcell of Ground and every of the Appurtenances thereunto belonging unto the said James West his Executors Administrators and Assigns for and during all the rest residue and remainder of the said term of ninety nine Years which are yet to Come and unexpired fully to be compleat and ended Yielding and paying unto the aforesaid Charles Wallace his heirs and Assigns the yearly rent or Sum of Six pounds Sterling money upon every fifth day of May in each and every year during the said Term and performing the several covenants and Agreements in the said Indenture of Lease contained and which on the part and behalf of the said Robert Lambert his Executors Administrators or Assigns are or ought to be paid done observed performed fulfilled and kept and the said Richard Beard Junior doth Covenant promise grant and agree to and with the said James West his Executors Administrators and Assigns by these presents in manner and form following that is to say that he the said Richard Beard Junior hath not made done or committed or willingly suffered to be done made or committed any Act matter deed or thing Whatsoever whereby or by reason or means whereof the said Lot of Ground or buildings thereupon erected by these presents assigned or intended so to be or the said Indenture of Lease is are or can shall or may be impeached charged or incumbered in title or estate or otherwise howsoever And that it shall and may be lawfull for the said James West his Executors Administrators or Assigns from time to time and at all times hereafter for and during the residue of the said Term of Ninety nine Years which are yet to come and unexpired freely peaceably and quietly to enter into have hold use occupy possess and enjoy all and Singular the piece of Ground and premises aforesaid by these presents assigned together with the said Indenture of lease and all benefit and Advantage to be derived from the same for and during all the residue and remainder of the said term of ninety nine years which are yet to come and unexpired without any let stop suit hindrance disturbance or molestation eviction claim or demand whatsoever of him the said Richard Beard Junior his Executors Administrators or Assigns or any other person or persons whatsoever Claiming under them or either of them or under the said Robert Lambert or Hugh Henly or other Assignee or either of them And for the better confirming the premises by these presents assigned and the said indenture of lease thereof unto the said James West his Executors Administrators or Assigns for and during the residue of the said Ninety nine Years he the said Richard Beard Junior shall and will at any time Hereafter make do acknowledge and execute any lawful and reasonable conveyance or further assurance as may be lawfully or reasonably devised advised or required In Witness whereof the said Richard Beard Junior hath hereunto set his hand and affixed his Seal the Day and year first within written

Signed Sealed and Delivered
in the presence of
Allen Quynn
Allen Quynn Junr.

Richard Beard Junr (Seal)