

respectively in each and every year during the continuance of this present demise, and that free and clear of all deductions for taxes and assessments of every kind or nature whatever levied charged or assessed on the said demised premises, or the aforesaid yearly rent issuing therefrom. And if it shall happen that the said yearly rent or sum of Eighty Dollars and fifty cents or any part thereof, shall be in arrear and unpaid by the space of thirty days next after either of the times on which the same is above reserved to be paid, the same being first demanded, that then it shall and may be lawful to and for the said Kirkpatrick Ewing and Malvina his wife her heirs Executors Administrators or assigns, into the said demised premises, or any part thereof in the name of the whole to reenter, and the same to have again reposses occupy and enjoy as in their former estate, until all such arrearages of rent with legal interest therefor, and all and every cost charge and expense incurred by the said Kirkpatrick Ewing and Malvina his wife, her heirs Executors Administrators or assigns by reason of the nonpayment of the said rent, shall be fully satisfied and paid, or make distress therefor at their option, at any time after the said rent shall become due. And Also, if the said yearly rent or sum of eighty Dollars and fifty cents or any part thereof, shall be in arrear and unpaid by the space of one whole year next after either of the times on which the same is above reserved to be paid, the same being demanded, that then it shall and may be lawful to and for the said Kirkpatrick Ewing and Malvina his wife her heirs Executors Administrators or assigns into the said demised premises or any part thereof in the name of the whole to reenter, and the same to have again reposses occupy and enjoy as in their former estate, and that then and in such case this Indenture and every clause matter and thing herein contained, shall from thence forth, be utterly void and of none effect, And the said Cyrus Moore Basil Hall and Trueman Le Pratt for themselves their heirs Executors Administrators and assigns, well and truly to pay the above reserved yearly rent or sum of Eighty Dollars and fifty cents in manner and at the times above limited for the payment of the same, and also shall and will pay all taxes assessments and public dues whatever, in respect of said hereby demised premises or the rent issuing therefrom, to the Collectors thereof when required. And the said Kirkpatrick Ewing and Malvina his wife for themselves their heirs Executors Administrators and assigns do hereby Covenant and agree, with the said Cyrus Moore, Basil Hall and Trueman Le Pratt their Executors Administrators and assigns, that the said Cyrus Moore, Basil Hall and Trueman Le Pratt their Executors Administrators and assigns, on the payment of the rent, and performance of the Covenants, Conditions and agreements herein mentioned and reserved on the part of the said Cyrus Moore, Basil Hall and Trueman Le Pratt their heirs Executors Administrators and assigns, to be paid and performed, shall and may peaceably and quietly have hold use occupy possess and enjoy, the above demised ground and premises with the rights privileges and appurtenances aforesaid, for and during the aforesaid term for which the same is above demised, without the let, trouble or interruption of the said Kirkpatrick Ewing & Malvina his wife their heirs Executors, Administrators or assigns, or any other person or persons legally or equitably, claiming or to claim, any right or title thereto, or estate or interest therein, by from or under them, or any of them, and also free and clear of the claims and demands of any person or persons whomsoever, for, or on account of, any other or greater rent than above reserved, thereon. And Also, that the said Kirkpatrick Ewing and Malvina his wife their heirs, Executors, Administrators and assigns, at any time or times hereafter during the continuance of this,