

This Indenture made this first day of May in the twentieth Year of the reign
Of our Lord George the Second by the Grace of God of Great Britain &c. Annoq. Domini 1747.
Between Henry Beekman And Geertruyd his wife of the first part And Jury Brower of the East
New Jersey Millwright of the Second part Witnesseth that the partyes aforesaid of the first part Doe for
& in consideration of the Rents & Covenants here in after mentioned which on the part & Behalf of the
Party aforesaid of the Second part, Are to be paid Observed fulfilled and kept Hath Bargained Dem-
ised Let & to Farm Let unto the party aforesaid of the Second part his Execut. or Administ. or Assigns
All those two P. cell of Land Situat lying & being in the manner of Portland on both Sides of John Specks
Kill, the first tract begineth on the westerly Side of a Bridge on the Kings Road leading over said Specks
Kill above the mill Dam thence westward A thwart Beakers reach, so far as it goes to half down
the Hill on the west Side of S. neck And from thence with a straight course to the landing called Beakers
Landing Including all the land that hath been cleared or fenced by the S. Beakers. To gather with the
Water Course of said Specks Kill or Stream Also the Great and Saw mill now thereon erected And all other
the Buildings there on all ready built As also All the land part of 333 Acres which was bought of
M. Andrew Johnston of amboy on the South side of S. Specks Creek. On both Sides to be taken of Other fifty
Acres. heretofore leased to M. Peter Calvill
With Liberty to Erect & Build Such other Edifices as mill Dams houses Beasons &c. as the party of the
Second part shall think proper, and which actually shall be so, free liberty in Such of the Lands Unleased
Heretofore by the partyes of y. first part for cutting Linc wood and Other timber on the Great Lot n. 10. of
Which the hereby Demised premises are app. Will that such wood or timber be only cutt for fire
ing fencing & Building upon the hereby Demised premises and to be used within Six months after
falling thereof on the premises above said and not Elsewhere and to & for no other or purposes what
soever Excepting and Reserving out of this present Lease all Such libertys, lands and meadows
Which heretofore hath been leased to peter Calvill, And further that there be a landing layd out
At which is called Great Hobeses landing and a common oppon road to the Same to gather with one
Acre of land for the proper use and Disposell of the first party at pleasure
To have and to hold the two mentioned P. cells of land mills houses And mill Creek And
Premises herein before Demised ment or intended with their Appurtenances (Saving reserving
And Declaring as aforesaid) unto the party aforesaid of the Second part his heirs Execut. administ.
Or assigns To the proper use Benefit & behoof of the party aforesaid of the Second part his heirs
Assigns for And During the term of fifteen Years from the Day before the Date hereof Year
And paying therefore yearly & Every Year in manner following that is to say the first
Year commencing the 1. before the Date hereof unto the partyes of the first part

of two parts
unto the partyes aforesaid of the first part their Execut. Administ. or Assigns the Yearly rent
of fifteen pounds Currant Lawfull money of this Colony At or before the first day of May which will
be in the Year of our Lord one thousand Seven hundred And forty nine and in the first of May one
thousand Seven hundred And fifty the Sum of Sixteen pounds of like Current money as
aforesaid

and

And first may one thousand Seven hundred and fifty one, the further Sum of twenty pounds
 of like Currant money afores. And on the first of may one thousand Seven hundred & fifty
 two the further Sum of twenty ~~five~~ pounds, Of like Currant money, And there after as being
 Ten Years Yet to Come the Same rent as twenty ~~five~~ pounds Current money Shall be the
 Annual and Yearly Rent, payable and to be paid by the party of the Second part his
 Execut., Administr. or Assigns Unto the party of the first part their Execut. Administr. or
 Assigns During the remaining ten years or to the first may one thousand Seven hundred Sixty and three
 which Rent afores. is to be paid without any Deduction of taxes Charges Assesments whatso ever
 Provided allways upon this Condition that if the 1st yearly rent as mentioned here Above to be paid
 for the Demised land premises Shall be behind in part or in all by the Space of three monthes
 Next after any of the Days Appointed for the payments, it Shall and may be Lawfull to the first party
 their Execut. Administr. or Assigns to Sue for by Action Of Debt or to Re Inter And Distrain
 As customary in Such Cases Until the rent And all arerages Due Unto the party aforesaid of the
 first part be fully paid & Satisfied And Also it is Covenanted that in case the party of the Second part
 his Executors Administr. and assigns Shall be minded to Dispose of the premises here Above or any
 part thereof that then the party of the Second his Execut. Administr. or Assigns Shall first Offer
 & Give the Pre Emption or refusal of Buying the Same, Unto the party afores. of the first part, their
 Execut. Administr. or assigns, And Shall or will not Sell any part thereof, During the
 Continuance his term Without first Leave had of the party afores. of the first part in
 Writing, Lastly it is mutually firmly And Absolutely Agreed that after the Expiration
 Of the Above fifteen Years, What ever then New Buldings Edifices as mills Damhouses
 & Barn Shall be Erected, the party of the Second part Shall be Re-embursed And paid
 According to Apprisement of Seven men to be Chosen and Summened by the High Sheriff
 At that time in Office for westchester County by the party of the first part their Executors &
 Administrators or assigns Or by Such person or persons In whom then, the tennure Or
 freehold Shall be vested in, Shall pay the just Value of Such Apprisement to the party
 afores. of the Second part, PROVIDED never the less & it is hereby Excepted that any Such
 Building as Now, On the Said premises are appurtenanting as in the Grist mill, Saw mill
 Smiths Shop, Or any wrought Iron that now is, Shall be Lyable or be apprifed, as Above
 Being appurtenanting to the party of the first part and Shall be Delivered Up by the Second
 party Or that the Second party Shall not, withhold the first party, the Tools belonging
 to the Smiths Shop, Or other matle haveing been Oppertaining to the furness or fardges &
 In witness whereof the parties to this present ~~AND~~ ~~THE~~ have Intchangeably Set
 their hands And Seals the Day And year first Above written

Sealed & Delivered in P. Sence of
 David Reichert
 Pelatiah Haws
 William Scott

Henry Beckm May which will
 first of may one
 part money as
 and

Jury Browsers Soap
from Hen. Beckman & wife

Sam. Jones

now Vermont

Encl. in L. B. L. folio 27

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to the Hon. W. Beckman