

This Indenture Made the Sixth Day of April In the Year of Our Lord One Thousand Seven Hundred and Sixty seven Between Henry Beckman of the City of New York Merch^t and Gertruyd his Wife of the one part and Peter Clopper of the same City Merch^t of the other part *Witnesseth* that the said Henry and Gertruyd Beckman for & in Consideration of the Yearly Rents & Covenants herein after Reserved and Expressed Hath Demised Granted sell and to Farm Lett unto the said Peter Clopper his Heirs and Assigns all that Lot of Ground containing in front Thirty two feet bounded on the East side by Maiden Lane street & on the North side by a Lot of Ground the property of Jacobus Roosevelt and on the South side by John Taylor Tenement & on the West side by John Alsops Tenement with all the Rights Members Appurtenances thereunto belonging situate Lying & being in the City of New York Affor: **To Have & to Hold** all and singular the said Demised Premises unto the said Peter Clopper his Heirs and Assigns for & during the full Term and space of Nine Years to Commence from the first Day of May One Thousand Seven Hundred and Sixty Eight from thence fully to be compleated & Ended he the said Peter Clopper his Heirs and Assigns **Yielding & Paying** Yearly and every Year during said Term of Nine Years unto the said Henry and Gertruyd Beckman their and each of their Executors Administrators or Assigns the clear Yearly Rent or sum of Twenty two Pounds current Money of New York Affor: over and above all Taxes Subsidies or Impositions which now are or hereafter May be Imposed on the said hereby granted & Demised Premises the said Yearly Rent to be paid Quarterly by four Equal Payments that is to say on every first first day of May and on every first day of August, on every first day of November and on every first day of February Yearly & every Year during this demise the said Peter Clopper his Heirs And Assigns and the said hereby granted and Demised Premises to be Subject to the clauses of Distress Re Entry And other Laws of the Province of New York Aforesaid for the Recovery of said Rent in case of Non payment Thereof by the said Peter Clopper his Heirs or Assigns and the said Peter Clopper doth for himself his Heirs and Assigns Further covenant and agree to and with the said Henry and Gertruyd Beckman

That he will not during this Demise grant sell or Lett the said hereby granted or Demised Premises or any part thereof To any Person or Persons following the Trade or Occupation of a Tinker Braxier or Copper Smith and the said Peter Clopper doth for himself his Heirs & Assigns covenant and agree to and with the said Henry & Gertruyd Beckman That he will not alien sell Transferr sell or dispose of the said hereby granted Lease for the Term herein Demised Without the Consent of the said Henry & Gertruyd Beckman first had and Obtained **Provided** Always and It is the True Intent and Meaning of these Presents that the said Peter Clopper may at any Time during this Demise sell as much of the said Premises Except to Persons following such Trades as is above Excepted as he conveniently can spare **And Lastly** it is covenanted and Agreed to by and between the said Henry & Gertruyd Beckman and Peter Clopper their Heirs and Assigns that at the End or Expiration of the said Term of Nine Years the said Peter Clopper shall Deliver up the Quiet and Peaceable Possession of the said hereby granted and Demised Premises they the said Henry & Gertruyd Beckman their Heirs and Assigns Paying to the said Peter Clopper his Heirs and Assigns for such Building or other Improvements as shall be by him or them made on the said hereby Demised Premises the same to be Valued and appraised by Persons chosen by each party and not to Exceed The sum of One Hundred Pounds New York currency & In case the said Parties cannot Agree about the Value of said Improvements that then the said Peter Clopper & Henry & Gertruyd Beckman their Heirs & Assigns Referees may Chuse an Umpire to Value said Buildings & Improvements whose Award shall be binding unto the said Henry and Gertruyd Beckman their Heirs or Assigns **In Witness** whereof both parties have to these presents sett their Hands And seals the day and Year first above Written

Signed sealed and delivered

In Presence of
Janes Livingston
Aug^t. D. Wagener

Peter Clopper

Peter Clopers Leaf

Est. 2nd 6. 6. 1833

11