

Where As by a Certain Instrument Indented bearing date the twenty seventh day of September in the year of Our Lord one thousand Seven hundred and Seventy three Coll Henry Beckman and Gertruyd his wife sealed under hand & seal unto Pierre Van Cortlandt Esq: and to his heirs and assigns all that Part of front Lott N^o 10 In the manor of Cortlandt, Called Anthony's Nose, Lying on the West side of the Spunk Kill In said Lott for the Term of Twenty one year On the Lives of Joanna wife of said Pierre and his two sons Stephen & Pierre on the Lives of the longest Livers of them Preference being Thereunto had may more fully appear.

Therefore this Indenture made the 15 day of June In the year of Our Lord One thousand Seven hundred and Eighty four between Pierre Van Cortlandt Esq: of the Manor of Cortlandt of the first part and Abigail Condit widow of the 1st Manor of the Second Part Witnesseth, that the Party aforesaid of the first part, for and in Consideration of the Rents and Covenants herein after mentioned which on the part and behalf of the party aforesaid of the second part are to be paid and done observed performed fulfilled and the pt Have Granted, Bargained, Enfeoffed, demised Set and to farm Let And by these presents do Grant Bargain Enfeoff demise Set and to farm Let unto the party aforesaid of the Second part her Executors Administrators & assigns all that Certain farm of Land Commonly Called Hans's point Situate on 1st North Lott N^o 10, and is part thereof, being bounded as follows, beginning at the Creek that Runs between this farm and the Land of Isaac Haricks Brook where the tide runs of Flowing Thence Northwesterly So far as a South line will Cut Cook Islands and thence to the place of beginning So as to contain two hundred Acres Together with all & singular the Wood Trees Ways passages Water, Water Courses profits feeding Commodities And Appurtenances whatsoever appertaining or belonging, SAVING Reserving & Excepting away to the party aforesaid of the first part his heirs & assigns all mines minerals & Ore within the above demised premises with free Egress Ingress & Regress Thereunto and with power to search for dig & turn up the Ground and to carry of the Ore therefrom To have and to hold the farm Land & premises herein before demised with their & Every of their Appurtenances (Saving & Reserving as aforesaid) unto the party aforesaid of the second part his heirs Executors administrator or assigns for and during the term of the Lives of Stephen & Pierre Van Cortlandt Sons of the said Pierre Van Cortlandt and of the Life of the longest Livers of them Or the full Term of four teen years To the Poor as being and be proof of the party aforesaid of the Second part her Executors administrator Or assigns during the Longest of the Terms Or Lives aforesaid, yealding & paying Therefore Yearly during the Term aforesaid, To Commence from the first day of May One thousand Seven hundred & Eighty four unto the party aforesaid of the first part his heirs or assigns the Yearly Rent of Seven pounds for the said farm Land & Premises by these presents demised And that upon the first day of May In Every year, the first payment

To be made the first day of May Next after the date hereof —
Provided Always And these presents are Upon these Condition That if
the Yearly Rent of Seven pounds Lawfull money of New York
for the demised premises Or any part thereof be behind hand
or unpaid, Or Unperformed in part or in all by the Space of
Thirty days Next after any of the days Appointed Or to be Appointed
as aforesaid for Rendering paying Or performing the same as
aforesaid Or if the party aforesaid of the Second part Or her heirs
Or assigns do not take possession of & Improve the farm aforesaid
within six month after the date hereof Or if the party aforesaid
of the Second part her Executors Administrators Or assigns
Shall not observe keep & perform the several articles Covenants
and Agreements In these presents particularly Expressed On her
or their parts to be Observed performed & kept That then and in
any Or Either of these Cases. These presents and the Estate by
these presents Granted Or Intended to be granted are to be Void
Determine And Cease, And thereupon it shall and may be
Lawfull to & for the party aforesaid of the first part his heirs
Or assigns. Into the said farm Land & Premises Or In any part
thereof In the Name of the whole to Reenter and the same to
have again Retain Repose And Enjoy as his first and former
Estate Any thing in these presents Contained to the Contrary hereof
Notwithstanding, And it is mutually Covenanted and Agreed be-
:tween the parties aforesaid of the first and Second parts Their
Executors Administrators And assigns That from time to time
When and so often As the Yearly Rent Or any part thereof
shall be behind and unpaid In part Or in all by the Space
of thirty days Next after the days and Times Above Appointed
for the payment thereof. It shall and may be Lawfull to and
for the party aforesaid of the first part his heirs Or assigns Or
any of them Into the said farm Land & Premises here by demised
Or mentioned to be demised Or any of them And Into every part
or any part or Parcel thereof to Enter and Distrain And the
Distrain & Distrainee there and there found and taken to lead
Dine Chase take Or Carry away Impound, and to dispose
thereof Untill the said Rent and Arrears thereof (if any
there be) unto the party aforesaid of the first part his heirs
Or assigns be fully paid And Satisfied: Or In Liew and
Stead

Stead of a Reenter & Distrainer it shall be in the Election of
the party aforesaid of the first part his heirs Or assigns, to bring an
Action by Sute against the party aforesaid of the Second part her
heirs Or assigns In a Summary way to Implead by bill plaint Or
action of Debt to Recover the said Rent and all Arrears thereof
Untill all be paid & Satisfied, And the party aforesaid of the
Second part for herself her Executors administrators Or assigns
And for every of them doth Covenant promise grant and
Agree, to and with the party aforesaid of the first part their
heirs And assigns And to and with every of them by these pre-
:sents In manner & form following: Viz. That the party afo-
:said of the Second part her Executors Administrators Or
assigns shall and will from year to year And so Every year here-
after first offer & give unto the party aforesaid of the first part his
heirs Or assigns The Preemption or Refusall of Buying of all
such grain Or Corn As the party aforesaid of the Second part
her Executors administrators Or assigns shall from year to
year and Every year Raise and have Of and from the said
farm Over and Above what the party aforesaid of the
Second part shall keep and preserve for their own
use, And which they Or Either of them shall have a mind
to dispose of. Provided Always, that the Party aforesaid
of the first part their heirs Or assigns Or some Person by
him Or them for that Purpose Appointed be then Living
Or abiding within five miles of the demised premises
And also it is Covenanted as aforesaid that In case the party
aforesaid of the Second part her Executors administrators
Or assigns Or any of them shall at any Time hereafter
be minded Or desirous to dispose of the said farm Land
and Premises herein before demised Or any part there-
:of with the appurtenances the Orchard Fruit Trees
Stocks And Plants In Garden Or Nurseries dung or dung
hills which are or shall be deemed parcell of the said
farm. That then the Party of the Second part her Execu-
:tors administrators Or assigns shall first offer and
give the Preemption buying and Purchasing Or
Refusall

Refusall of Buying & Purchasing the Same Unto the
Party aforesaid of the first part their heirs or assigns, And
shall Not Nor will Not Sell the same but first have
Leave Under the hand and Seal of the Party aforesaid
of the first part their heirs or assigns.

And shall and will from time to time and at
all times hereafter bring and grind all such grain
as the party aforesaid of the second part her Executors ad-
ministrators or assigns shall use in their family at the
grist mill of the Party aforesaid of the first part his heirs
or assigns paying the tenth part for the toll of Grinding
which time of grinding shall begin so soon as the party
aforesaid ~~shall~~ of the first part shall have a grist
mill in good Repair upon the tract or Patent within
five miles of the above demised premises.

In witness whereof the Parties to these presents
Indentures have Interchangeably Set their hands and
Seals the day & year first above written ^{the} June 15th 1784

Sealed & Delivered

In the Presence of

It is also further covenanted
that no wood or timber shall
be taken or carried whatsoever from
off the Premises without Consent
of the first Party aforesaid before the
conveying hereof

Cornelia Beckman
Jonathan Ferris

her
Abigail X Conklyn
Mark

Pierre Van Cortlandt

