

WITNESSETH

11th June 1802

Know all Men by these presents that we the subscribers having been chosen by the legal representatives of the parties named in the annexed Indenture of Lease, and having carefully viewed and examined the premises therein contained together with all the improvements thereon do value the same consisting of the house, stable, fences well and shrubbery and trees at the sum of nine hundred and fifty dollars to be paid by the legal representative of the said George Clinton deceased unto James McLean his executor administrator or assigns according to the covenant contained in the said lease. In Witness whereof we have hereto affixed our respective signatures this sixth day of June one thousand eight hundred of twenty two.

it hundred New-York,

Second Part, of the yearly behalf of the Executors,

is, granted unto the said administrators

and George

is general of the roads

the addition

second road

the said road

valued to and

road so far as

in July 1804

the Southwest

Water South

et al in 1804

ie feet to the

same belonging

premises above

said William

Administrators

Samuel Stuart
 John Connel

and Assigns, from the First Day of May, ensuing the date hereof, for and during and until the full end and term of Twenty One Years. **Yielding and paying therefor,** yearly and every year during the said term, unto the said George Clinton, his Heirs, Executors, Administrators and Assigns, the yearly rent of Sixty — — — — —

218a c

Sixty Dollars, lawful money of the United States of America, in four equal quarterly payments, as is usual in the said city. **Provided** **always, nevertheless,** That if it shall happen that the said rent above reserved, or any part thereof, shall be behind and unpaid, in part or in all, after the days and times appointed for the payment thereof, then and from thenceforth it shall and may be lawful for the said George Clinton, his Heirs, Executors, Administrators and Assigns, either to prosecute in some Court for the recovery thereof, or in person or by his or their agent or agents, in and upon the said premises to re-enter and the same to have again, re-possess and enjoy, as in his or their first and former estate, any thing herein contained to the contrary notwithstanding. And also to distrain the goods and chattels of the said William Dunsen his — — — — — Heirs, Executors, Administrators and Assigns, in and upon the said premises being, and the same, after due notice, to sell at public vendue; and to retain so much of the monies arising from the sale thereof as shall be equal to the rents in arrear, together with the costs of such distress and sale,

These assigns the one

This Indenture, Made the *twenty seventh* day of *January* in the Year of our Lord One Thousand Eight hundred and *one* BETWEEN **GEORGE CLINTON**, of the City of New-York, Esquire, of the First part, and *William Duxton of the same Place Grocer*

of the Second Part, **Witnesseth** That the said George Clinton, for and in consideration of the yearly rents and covenants herein after reserved and contained on the part and behalf of the said *William Duxton his* Heirs, Executors, Administrators and Assigns, to be paid, observed and performed, hath demised, granted and to farm let, and by these presents doth demise, grant and to farm let, unto the said *William Duxton his* Heirs, Executors, Administrators and Assigns, all those four Lots of Ground being Part of the Farm of the said *George Clinton* situated at Greenwich in said City and comprised in the following general

boundaries to wit Beginning at the Angle formed by the Junction of the Road called *Tulroy and Great Hill Road* being the Southwesternmost Corner of the said Farm, Thence running westerly along the Northern Side of the last mentioned Road One hundred Feet. Thence Northerly on a line at Right Angles to the said Road last mentioned One hundred Feet. Thence Easterly on a line parallel to and at the distance of one hundred Feet from the said last mentioned Road so far as to intersect a line parallel to and one hundred Feet distant from *Tulroy Road* aforesaid. Thence Northerly on the said line last mentioned to the Southwesternmost Corner of the latter Piece of Ground this Day leased by the said *George Clinton* Thence Southwesterly along the line last mentioned to the same distance of one hundred Feet to the said *Tulroy Road* and then Southwesterly along the same Seventy Two Feet to the Place of Beginning

together with the appurtenances to the same belonging. **To have and to hold** the said Lots or Piece of Ground and the premises above described, and every part thereof with the appurtenances, unto the said *William Duxton his* Heirs, Executors, Administrators and Assigns, from the First Day of May, ensuing the date hereof, for and during and until the full end and term of Twenty One Years. **Rielding and paying therefor**, yearly and every year during the said term, unto the said George Clinton, his Heirs, Executors, Administrators and Assigns, the yearly rent of *Sixty*

Dollars, lawful money of the United States of America, in four equal quarterly payments, as is usual in the said city. **Provided** always, nevertheless, That if it shall happen that the said rent above reserved, or any part thereof, shall be behind and unpaid, in part or in all, after the days and times appointed for the payment thereof, then and from thenceforth it shall and may be lawful for the said George Clinton, his Heirs, Executors, Administrators and Assigns, either to prosecute in some Court for the recovery thereof, or in person or by his or their agent or agents, in and upon the said premises to re-enter and the same to have again, re-possess and enjoy, as in his or their first and former estate, any thing herein contained to the contrary notwithstanding. And also to distrain the goods and chattels of the said *William Duxton his* Heirs, Executors, Administrators and Assigns, in and upon the said premises being, and the same, after due notice, to sell at public vendue; and to retain so much of the monies arising from the sale thereof as shall be equal to the rents in arrear, together with the costs of such distress and sale,

rendering the overplus, if any there be, to the said William Duxton
his Heirs, Executors, Administrators and Assigns.

And the said William Duxton
for himself his Heirs, Executors, Administrators and Assigns, Doth covenant
and grant to and with the said George Clinton, his Heirs, Executors, Administrators
and Assigns, that he the said William Duxton
his Heirs, Executors, Administrators and Assigns, shall and will well and truly pay to

the said George Clinton, his Heirs, Executors, Administrators and Assigns, the said
yearly ~~rent above reserved~~ in quarterly payments, as aforesaid, on the days and times
specified for the payment thereof, over and above all Taxes, Rates, Assessments or
Impositions whatsoever, either ordinary or extraordinary, so that the said George
Clinton, his Heirs, Executors, Administrators or Assigns shall not be chargeable there-
with, or be put to or sustain any damages, costs or charges by reason of any neglect in
the due and punctual discharge and payment thereof. And also, That he the said

William Duxton his Heirs, Executors, Administra-
tors and Assigns, shall nor will not Sell, Assign or Make Over the premises hereby de-
mised to any person but such as shall sustain a good moral character and be generally
reputed to be honest, industrious and sober. And also, That he the said William

Duxton his heirs, executors, administrators and assigns,
the said premises hereby demised in good repair, at the expiration of said term, shall and
will peaceably and quietly deliver and yield up to the said George Clinton, his heirs or
assigns. And lastly, it is covenanted and agreed by and between the said parties to
these presents, That if the said William Duxton his

heirs, administrators and assigns, shall have in all things well and faithfully paid, obser-
ved and performed the rents, covenants and agreements herein contained on his and their
parts to be paid, observed and performed, That then, and in such case, and immediately
after the expiration of said term, the Dwelling Houses and other useful and necessary
buildings which may be erected and then being and remaining on the premises, shall be
valued by two indifferent and discreet Freeholders, one of whom to be named by each
of the said parties, and who, in case of disagreement, may choose an umpire of the
same description, and the amount of such valuation shall be paid by the said George Clin-
ton, his heirs, executors, administrators or assigns, to the said William Duxton —

his executors, administrators or assigns, within one year
after such valuation shall be made, and delivered in writing, to the parties subscribed, by
and ~~shall give good security for such payment if required~~ In witness whereof, the
the persons appointed as aforesaid to make the same. said Parties have hereunto interchangeably set their Hands and Seats the Day and Year
first above written.

Scaled and Delivered }
in the Presence of }

Elizabeth Hallett
Catharine Taylor

Geo. Clinton
William Duxton