

This Indenture, made the Twelfth day
of March in the year of our Lord one thousand eight hundred and thirty one
BETWEEN Stephen D. Beckman of the City of New York
Physician of the first part and Robert Simpson
of the same City Grocer

of the second part, **Witnesseth,** That the said party of the first part, for and in consideration of the
rents, covenants and agreements herein after mentioned, reserved and contained, on the part and behalf of the
said party of the second part, his executors, administrators and assigns, to be paid, kept
and performed, hath granted, demised, and to farm letten, and by these presents doth grant, demise, and
to farm let, unto the said party of the second part, his executors, administrators and assigns, **ALL**

that certain piece parcel or lot of ground with the
buildings and improvements thereon, situate in the
City of New York. Bounded strictly in front by
Fourteenth Street on the easterly side by Fift^y Roy-
Road and on the westerly and northerly sides by land
of John Jacob Astor containing in front and rear
Seventy five feet more or less and on either side in
length One hundred feet be the same more or less.

To Have and to Hold, the said above mentioned and described premises, with the appurtenances, unto the
said party of the second part, his executors, administrators and assigns, from the first
day of May one thousand eight hundred and thirty one for and during, and until
the full end and term of Five Years thence next ensuing,
and fully to be complete and ended, yielding and paying therefor unto the said party of the first
part, his heirs or assigns, yearly and every year during the said term hereby granted, the yearly
rent or sum of

Two Hundred Dollars

lawful money of the United States of America, in equal quarter yearly payments, to wit, on the
first day of August November February and May in
each and every of the said years: **Provided always nevertheless,** That if the yearly rent above
reserved, or any part thereof, shall be behind or unpaid on any day of payment whereon the same ought to
be paid as aforesaid; or if default shall be made in any of the covenants herein contained, on the part
and behalf of the said party of the second part, his executors, administrators and assigns, to be paid,
kept and performed, then and from thenceforth it shall and may be lawful for the said party of the first
part, his heirs or assigns, into and upon the said demised premises and every part thereof,
wholly to re-enter, and the same to have again, repossess and enjoy, as in his and their first and former

estate, or to distrain for any rent that may remain due thereon, any thing herein before contained to the contrary thereof in any wise notwithstanding. And the said party of the second — — — part, for himself his — — — heirs, executors and administrators, doth — — — covenant and agree to and with the said party of the first part, his — — — heirs and assigns, by these presents, That the said party of the second — — — part, his executors, administrators or assigns, shall and will yearly and every year during the said term hereby granted, well and truly pay, or cause to be paid, unto the said party of the first part, his — — — heirs or assigns, the said yearly rent above reserved, on the days and in manner limited and prescribed as aforesaid for the payment thereof, without any deduction, fraud or delay, according to the true intent and meaning of these presents. And that the said party of the second part, his — — — executors, administrators or assigns, shall and will, at their own proper costs and charges, ~~bear, pay and discharge all such taxes, duties, and assessments whatsoever~~ as shall or may, during the said term hereby granted, be charged, assessed or imposed upon the said demised premises,

make all needful and requisite repairs in and upon the above described premises and keep and maintain the same in good order and condition at all times, without any notice thereof from any person or persons whatever.

And that on the last day of the said term, or other sooner determination of the estate hereby granted, the said party of the second part, his executors, administrators, or assigns, shall and will peaceably and quietly leave, surrender and yield up unto the said party of the first part, his — — — heirs or assigns, all and singular the said demised premises in as good order and condition as the same were at the commencement of the above term — — — ordinary wear only excepted.

And the said party of the first part, for himself his — — — heirs, executors and administrators, doth covenant and agree to and with the said party of the second — — — part, his executors, administrators and assigns, by these presents, that the said party of the second — — — part, his executors, administrators or assigns, paying the said yearly rent above reserved, and performing the covenants and agreements aforesaid on his and their part, the said party of the second part, his executors, administrators and assigns, shall and may at all times during the said term hereby granted, peaceably and quietly have, hold and enjoy the said demised premises, without any manner of let, suit, trouble or hinderance of or from the said party of the first part, his — — — heirs or assigns, or any other person or persons whomsoever.

In witness whereof the said parties have to these presents set their hands and seals interchangeably the day and year first above written.

Sealed and delivered

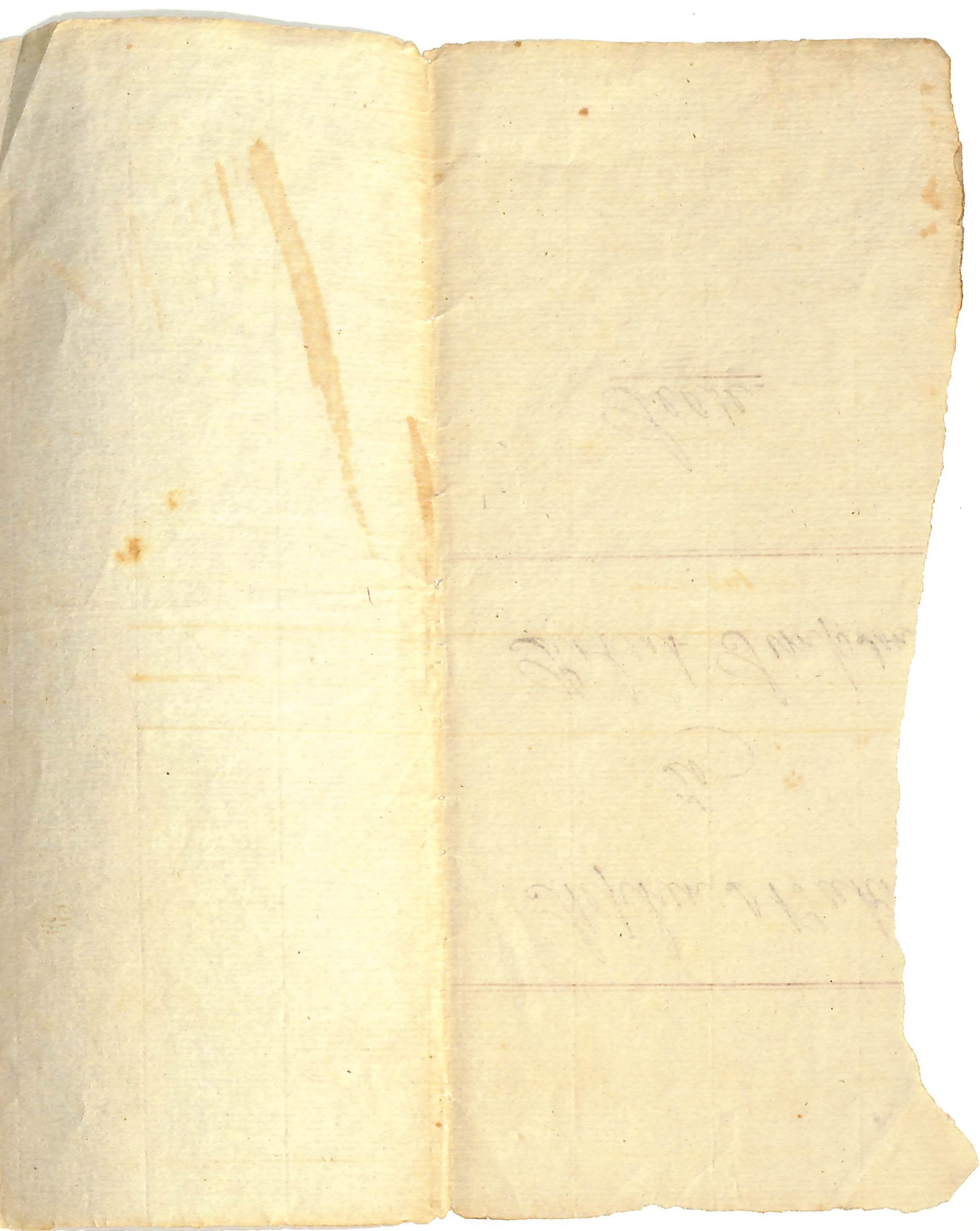
in presence of

John Shepherd

John H. Simpson

Robt. Simpson





Stephen Weeks

To

Robert Simpson

Lease.