

[OBVERSE]

(faded letters and numbers, probably No) 2

Lease
For twenty one years.

[double underline]

James Edward Small

to

Thomas Paterson

(Rodsly) tenant

[double underline]

[... Not sure what that means] on 1st [...] & 1st July [horizontal flourish]

Dated January 1st 1846

[double underline]

[REVERSE]

[top left fold contains a red wax seal]

This Indenture made the first day of January in the year of our Lord one thousand eight hundred and forty six Between James Edward Small of the City of Toronto in the Home District and Province of Canada Esquire of the one part and Thomas Paterson of the same place Labourer of the other part Whereas the said James Edward Small is seised unto him and the heirs male of his body of the mefsuage tenements and premises hereinafter mentioned and has contracted with the said Thomas Paterson to grant him a Lease thereof for the term and subject to the covenants and conditions hereinafter contained Now this Indenture witneseth that in consideration of the yearly rent hereinafter reserved and of the covenants conditions and agreements hereinafter contained on the part of the said Thomas Paterson his executors administrators and afsigns [assigns] to be paid and performed he the said James Edward Small hath demised leased and to farm let and by these presents doth demise lease and to farm let unto the said Thomas Paterson his executors administrators and afsigns All and singlar that certain parcel or tract of land / and premises situate lying and being in the City of Toronto aforesaid being composed of part of Park Lot Number three in the township of York which is butted and bounded or may be otherwise known as follows that is to say Commencing in the Eastern limit of Berkeley Street where a post has been planted marked 7/8 thence North sixteen degrees West one hundred feet to where a post has been planted marked 9/10 thence North seventy four degrees East one hundred and thirty two feet to the West side of a Lane Thence South sixteen degrees East one hundred feet along the said Lane to where a post has been planted at the North East angle of Lot Number seven Thence South seventy four degrees West one hundred and thirty two feet to Berkeley Street the place of beginning being lots numbers eight and nine upon a plan surveyed by C. [Bankin?] Deputy Provincial Surveyor and containing together one thousand four hundred and sixty six square yards and six square feet To have to hold the same together with the appurtenances thereunto belonging unto the said Thomas Paterson his executors administrators and afsigns from the dy of the date of these presents for and during the term of twenty one years from thence next ensuing and fully to be complete and ended yielding and paying therefor unto the said James Edward Small and the heirs male of his body and their respective afsigns yearly and every year during the said term hereby granted the yearly rent or sum of five pounds of lawful money of Canada by equal half yearly payments of two pounds and ten shillings on the first day of January and the first day of July in each and every year the first half yearly payment to be made on the first day of July next ensuing the date of these presents And the said Thomas Paterson for himself his executors administrators and afsigns doth hereby covenant promise and agree to and with the said James Edward Small and the heirs male of his body his and their afsigns in manner following that is to say That he the said Thomas Paterson his executors administrators and afsigns or some of them shall and will well and truly pay or cause to be paid unto the said James Edward Small and the heirs male of his body his or their afsigns the said yearly rent hereby reserved in manner and at the times hereinbefore specified for payment

thereof And futher that he the said Thomas Paterson his executors administrators and afsigns shall and will during the said term hereby demised pay all the rates taxes and afsefsments whatsoever that now are or may hereafter be afsefsed or imposed upon the said land and premises hereby demised