

yearly, and every year, during the 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 the manner, limited and prescribed as aforesaid, for the payment thereof, without any deduction 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 described premises; to keep the dwelling house thereon insured for four hundred dollars, the policy to be made payable to the party of the first part or ~~to~~ as his interest may appear; that the said party of the second part will not clear any of the wooded land or cut any of the timber on said land (except for fire wood) without the consent of the party of the first part; that he is to keep up the terraces, preserve the buildings, build up the land and improve the place. It is further agreed by and between the parties hereto, that if all the yearly rents hereinabove set out and specified are promptly paid at maturity, and all of the other covenants herein strictly complied with on and by the part of the party of the second part, his heirs and assigns, then the party of the second part at the maturity of said last yearly rent or sum to be paid, if the same and all heretofore have been paid, shall receive from the party of the first part, his heirs or assigns, a good and lawful deed to and for the aforesaid described premises, conveying said premises to the party of the second part, his heirs and assigns, without additional payments, other than the expenses of said conveyance.