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Goodwin
to
Everitt
Delivered to
Robt Goodwin
14 Oct 1827

This Indenture made and entered into this 20th day of July in the year 1826 Between
Goodwin of the one part and William L. Everitt of the other part. Witnesseth that the said Robert
Goodwin for and in consideration of the yearly rents and covenants herein after reserved
contained hath devised grants and to farm let unto the said William L. Everitt the house
Lot or Lots in the Town of Jerusalem which is or are now occupied by the said Robert Goodwin
as a Tavern and Kitchen and recognizes by the denomination of Lot. No 28 together with a tract or por-
tion of Land situated within a short distance from the same containing more or less which said
lot or lots and premises and land aforesaid are more particularly described and set out in a deed
executed to the said Robert Goodwin Clerk Marshal etc. as also by the report of a Comtee
appointed by the County Court of South Hampshire to lay out to the said Goodwin
the said tract of Land. which report is of record in the Clerk's office of the Court
of the said County. To have the said lot or lots and tract of land together with all the
appurtenances and appurtenances to the same in any way belonging except as herein after excepted
to have the said William L. Everitt from the first day of January in the Year 1827 for and during
the term of five Years fully to be complete and ended except as herein after excepted. Said ing
and paying therefor yearly and every Year during the said term of five Years unto the
said Robert Goodwin his heirs execs or assigns the yearly rent of five hundred dollars
the said rent to be paid at the end of each Year and to be secure to the said Robert
Goodwin in addition to his other rights and securities from this lease to be derived
by him with good security executed by the said William L. Everitt at the Commence-
ment of each Year of the said five Years and the said Robert Goodwin in consideration
of the above rent further grants and permits to the said William L. Everitt for & during
the continuance of the said term the free and exclusive use and enjoyment of all the
house hold and kitchen furniture to the said Tavern belonging to be more especially
set out and enumerated by and inventory or Schedule which is to be taken & signed
by both parties hereto the said furniture to be used with care and accounted for
by the said William L. Everitt at the expiration of the term according to the Schedule
except for such articles as are destroyed or damaged without the culpable neglect of the
the said William L. Everitt so far that the said William L. Everitt may discharge
himself from any damage which the same has sustained by returning the damaged
property and showing that the same occurred from such loss as would occur under
careful management and satisfactorily account for such as is destroyed & whereas
also the said Robert Goodwin is now in possession as a part of the premises to
the said Tavern lot belonging of certain stables said and farm Taxis and other out-
out houses which he holds by rent it is agreed by each of the parties that the said Robert
Goodwin is to rent the said stables &c as the same formerly were and give the full use
thereof to the said William L. Everitt for and during the term aforesaid or make an ar-
rangement out of the said above reserved five hundred dollars of thirty five dollars annu-
ally for such Years as he does not secure to the said William L. Everitt the
use thereof and it is also excepted out of the terms aforesaid in relation to the
land aforesaid that the said William L. Everitt shall not cut felled or cut any
wood or timber except for the purpose of enclosing the said land on the said reserved
premises and if it should so happen that the said yearly rent should not be paid
within the term of three months from the time of it becoming due or if the said William
L. Everitt should fail or refuse upon application of the said Robert Goodwin
his heirs execs or assigns to the said William L. Everitt made to execute his bond
with good security for the payment of the above named rent for the first year
Year within thirty days after the said current Year shall have come on or
it shall then and in that case the said Robert Goodwin his heirs execs
or assigns to enter upon the above demised premises or on any part thereof in the
name of the whole and the same to him & his heirs & assigns of the best right of him