

Chris Indenture

made the
 fourth day of November in the forty seventh
 year of the Reign of our Sovereign Lord George the third
 by the Grace of God, of the United Kingdom of
 Great Britain and Ireland, King Defender of the
 Faith, and so forth, and in the Year of our Lords,
 One thousand eight hundred and seven, by and
 between John Winter, in behalf of Francis Tree
 of Ferrylands in the Island of Newfoundland
 Merchant, of the one part, and John Chafe Senior,
 John Chafe Junr, Thomas Chafe, and Henry Hopkins
 of Petty Harbour in the Island aforesaid, Planter, and
 Copartners, under the firm of Chafes and Hopkins
 of the other part, Witnesseth that the

said John Winter, in behalf of Francis Tree, for
 and in consideration of the yearly rents and covenants
 hereinafter reserved, mentioned and contained,
 which on the part and behalf of the said Chafes
 and Hopkins their Executors, Administrators and
 Assigns, are or ought to be paid, kept, done and
 performed, hath devised granted and to farm
 let, unto the said Chafe and Hopkins all that
 Messuages, Tenements, or Plantation, situate lying
 and being on Petty Harbour aforesaid, commonly
 called or known by the name of Chest Room,
 bounded to the Eastward by a room now in
 the occupation of John Chafe, and to the West-
 ward by a room at present occupied by Samuel
 Chafe, together with all the buildings and
 erections thereon, now in the possession, tenure
 and occupation of the said Chafes and Hopkins

To,

old wharf
to set them
above water

Winter

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January

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his

To have and to hold the said Messuages,
 Tenements or Plantation, and all and singular the
 premises hereby demised, with the appurtenances, unto
 the said Chafes and Hopkins, their Exec^{rs} Adm^{rs} and
 Assigns from the Twentieth day of October in the year
 of our Lord One thousand eight hundred and five
 for and during the Term of Five Years, or (optionally
 with the said Chafes & Hopkins) to the extent of seven
 fourteen or Twenty one Years, thence next ensuing, an
 fully to be completed and ended: yielding and
paying therefore, yearly and every year, during the
 said term hereby granted, unto the said Francis Chee,
 his Heir Exec^{rs} Adm^{rs} or Assigns, as follows, that is
 to say, on the Twentieth day of October in each year,
 the first payments of which has been made, for the
 first five Years, at the rate of Ten Shillings p^a annum,
 the next two Years, twenty Shillings p^a annum, the next
 seven Years, two pounds p^a annum, and the last seven
 Years, Five pounds p^a annum, of good and lawful money
 of Great Britain. And if it shall happen that the said
 yearly Rents above reserved, or any part thereof, be behind
 and unpaid by the space of Ten days, next after either
 of the said days or times whereon the same, should or
 right ought to be paid as aforesaid, being first lawfully
 demanded, that then and from thence forth, it shall
 and may be lawful, to and for the said Francis Chee,
 his Heir Executors Administrators and Assigns, unto the
 said demised premises, or unto any part thereof to enter,
 and distress all and singular the Goods, Chattels
 and effects thereon, and the same to sell and dispose
 of, to the amount of the rents in arrear and costs
 according to the due form of Law for that purpose
 prescribed, and upon the event of no effects, or not
 sufficient

maintain, mend and keep the said Tenements or
 Plantation, and all and singular other the premises
 hereinbefore demised, and every part, and parcel
 thereof, in by and with, all and all manner of
 needful and necessary reparations, supporting and
 amendments, whatsoever, and that when where
 and as often as need or occasion shall be, and
 require (the casualty of Fire and Enemy, which
 may burn down or destroy the said tenements or
 premises, or any part thereof, only excepted;) And
 the said Tenements or Plantation, being so well
 and sufficiently built up, repaired, uphold,
 amended and kept, at the end of the said Term
 or other sooner determination of this present demise,
 unto the said Francis Tree, his Heirs Executors
 or Assigns shall and will, peaceably and quietly
 leave and yield up, (except as before excepted); And
 also, that they the said Charles T. Hopkins, their Executors
 Assigns paying the said yearly Rents
 and performing all and every of the said covenants
 and agreements hereinbefore contained, which
 on his or their parts and behalf are or ought to
 be paid done and performed, shall and may
 from time to time and at all times during the
 said Term hereby granted, peaceably and quietly
 enter into have, hold, use, occupy, possess, and
 enjoy all and singular the said premises with the
 appurtenances (except as before excepted) without any
 let, trouble, hindrance, molestation, Interruption
 and Denial of him the said Francis Tree his
 Heirs

Original and Grant John 1. 18th Jan 1808 DEQ 312

The Honble
 Attorney

Heirs Exec^{rs} Adm^{rs} and Assigns and of any other person and persons whatsoever, lawfully claiming or to claim, by from or under him, them or any of them, or by or through, his or their or any of their acts means or procurement:

In Witness whereof the parties to these presents, have hereunto interchangeably set their hands, and affixed their seals the day and year firste within written

Signed Sealed and delivered in St Johns Newfoundland (where Stamps are not used) in presence of

Wm Hayward
Thomas Power

John Winter attorney
for Francis Tree
John Chafe
Henry ^{his} Hopkins
John ^{his} Chafe jun.
Thomas ^{his} Chafe

Know all Men by these presents that we the subscribers, being parties to the within lease, acknowledge that by an Instrument of writing, entered into by us under date of the 30th day of October 1805 - and enrolled in His Majesty's Supreme Court at St. Johns the 1st Feb^{ry} 1806. in consideration of the sum of Fifty five pounds five shillings and nine pence, Sterling, being the balance due for supplies that season, we did, and by these presents do confirm the same; make over all our right, title and interest, agreeable to the terms therein expressed unto Messrs Winter & Co. as Witnesses our hands this Fourth day of November 1807.

Witness
Wm Hayward
Thomas Power

John Chafe
Henry ^{his} Hopkins
John ^{his} Chafe jun.
Thomas ^{his} Chafe

Let this Instrument be enrolled in His Majesty's Supreme Court Newfoundland at Saint Johns 18th Jan^y 1808 D.F.P. 312

Two Witnesses
John Chafe
Thomas Power