



Indenture

made the ffifteenth an an day of May in the seaventh Year of the reigne of our Sovereign Lord George by the Grace of God of Great Brittain France and Ireland an
 Honourable Major Generall Michaell Lambert an an of the Island of St Christophier in the West Indies of the one part and the on on
 between Christopher Deaffresson of Dullingham in the County of Cambridge Esquire of the one part and the on on
 plantation and Mannor of Boingfield in the said Island of Saint Christophier Do hold for the Term of ffifteen Years from the Twentieth ffifth day of March then next ensuing the date hereof **And whereas**
 the said Michaell Lambert doth intend to build upon the said demised premises a refining house a water Mill and other houses and outhouses and for such his charges and improvements desired a watercourse
 from the said Christopher Deaffresson for a further Term of Years of the said premises **Now this Indenture Witnesseth** that the said Christopher Deaffresson in consideration of the premises on a

agreed and of the Rent and Covenants hereafter in these presents reserved and mentioned on the part and behalf of the said Christopher Deaffresson and his heirs and assigns
 granted and sold to the said Michaell Lambert and his heirs and assigns all the said demised premises with all and singular the appurtenances thereto containing by Estimation ffive hundred and sixty acres of land pasture and wood be it more or less abutting south upon the sea east upon the
 old Road River, West upon Merrifield gutt and the said late Mr. John Barbraunt and North upon the Mountain running up about ffive hundred and sixty acres together with such Negroe Slaves as are now upon the said
 plantation and belong unto the said Christopher Deaffresson **To have and to hold** the said plantation or Mannor with the appurtenances and the said Negroes and Slaves unto the said Michaell Lambert
 his Executors Administrators and Assignes from the ffirst and Twentieth day of March which will be in the Year of our Lord one thousand seaventh hundred Twenty and eight for and during and unto the full end and
 Term of Twelve Years from thence next ensuing and fully to be completed and ended **Veiding and paying** yearly and every Year during the said Term of Twelve Years unto the said Christopher Deaffresson
 his Executors Administrators or Assignes in the Common Currency of the Middle Temple London the Yearly Rent of Two hundred pounds of good and lawful money of Great Brittain at the ffour most com
 usual feasts or days of payment in the Year (that is to say) at the feast of Saint John the Baptist Saint Michael the Archangel the ffirst of our Lord God and the Annunciation of the Blessed Virgin Mary by even and
 equal portions the first payment thereof to begin and be made on the feast day of Saint John the Baptist which shall be in the Year of our Lord one thousand seaventh hundred Twenty and eight **And** the said Michaell
 Lambert for himself his Executors Administrators and Assignes doth covenant promise and grant to and with the said Christopher Deaffresson his Executors and Assignes by these presents that he the said Michaell Lambert
 his Executors Administrators and Assignes or some or one of them shall and will well and truly pay or cause to be paid unto the said Christopher Deaffresson his Executors or Assignes the said Yearly Rent or Summe of one
 two hundred pounds of lawful money of Great Brittain at the place and on the days and times and in the manner herebefore mentioned admitted and appointed for payment thereof according to the true intent and meaning
 of these presents **And** the said Michaell Lambert for himself his Executors Administrators and Assignes doth covenant promise and grant to and with the said Christopher Deaffresson his Executors and Assignes by these
 presents that he the said Michaell Lambert his Executors Administrators and Assignes shall at all times hereafter during the said Term hereby granted preserve and cause to be preserved all such fruit Trees and Timber Trees
 as at the time of his Entry upon the said Plantation and Mannor shall be found standing and growing upon the same excepting only such Timber Trees as he the said Michaell Lambert his Executors and Assignes
 or Assignes shall use or employ upon any houses outhouses Sugar Works or other Buildings that in or during the said Term of Years hereby granted as aforesaid shall be made built or erected upon the premises
 and in case any of the said fruit Trees or Timber Trees growing on the premises hereby demised shall during the Term hereby granted dye or be blown down then and in such case the said Michaell Lambert his Executors
 Administrators and Assignes shall and will plant or cause to be planted New Trees of the same kind or as good in the Room and place of the Trees so dying or blown down and further the said Michaell Lambert for
 himself his Executors Administrators and Assignes doth covenant promise and grant to and with the said Christopher Deaffresson his Executors and Assignes that he the said Michaell Lambert his Executors
 Administrators and Assignes shall from time to time and at all times during the Term of Years hereby granted sufficiently repair support and maintain all such houses outhouses Sugar Works or other Buildings as now are or shall
 be hereafter erected made or built on the said plantation aforesaid in or during the said Term of Years hereby granted and at the end and expiration of the said Term of Twelve Years hereby granted to deliver up and
 reassigne to the said Christopher Deaffresson his Executors and Assignes without any allowance for the same or any abatement or defaultation of rent or other consideration whatsoever all such houses outhouses
 works water courses and all other edifices Buildings works or improvements as he the said Michaell Lambert his Executors Administrators or Assignes or any of them shall at his or their own proper cost and charge
 or otherwise erect make or build or cause to be erected made or built on the said premises at any time during the said Term of Years hereby granted as aforesaid **And** the said Michaell Lambert for himself his Executors
 Administrators and Assignes doth covenant promise and grant to and with the said Christopher Deaffresson his Executors and Assignes to pay discharge and bear all such Taxes charges duties Dispositions and Exactions
 as shall be Rates Rates imposed taxed or levied upon the said plantation or Mannor or other the premises hereby demised or any part or parcel thereof at any time during the said Term of Twelve Years hereby
 granted and to save harmless and keep defenceless the said Christopher Deaffresson his Executors and Assignes from all damages molestation or trouble which may hereafter happen to him them or either of them **And** it is
 yet further covenanted and agreed by and between the said Christopher Deaffresson and the said Michaell Lambert for themselves their Executors Administrators and Assignes that if the said Michaell Lambert his Executors
 Administrators or Assignes he they or either of them shall commit do or suffer to be committed or done any willfull waste or in case the said yearly rent of two hundred pounds or any part thereof shall be unpaid by the space of thirty days
 next after or after any of the said feasts or days of payment whereon the same ought to be paid as aforesaid that then it shall be lawful for and in either of the beforementioned cases for the said Christopher Deaffresson his Executors and
 Assignes into the said demised premises with the appurtenances or his any part thereof in the name of the whole to reenter the same and again retain repossess and enjoy as in his or their first and former estate his Indenture or
 any thing therein contained to the contrary notwithstanding **And** it is further covenanted and agreed by and between Christopher Deaffresson and the said Michaell Lambert for themselves their Executors Administrators and Assignes that in
 case he the said Michaell Lambert his Executors Administrators and Assignes they or either of them shall fail in the performance of any of the above mentioned covenants and articles of agreement in this Indenture contained or shall make default or failure
 in any of the payments of rent aforesaid during the said Term and Term of Twelve Years above mentioned or shall do or suffer to be done any willfull waste in or upon the said plantation or demised premises or any part thereof that then and in
 all such cases he the said Michaell Lambert his Executors Administrators and Assignes and every of them shall forfeit and lose all profit and advantage together with the Term of Years which he they or either of them might or ought to claim or have
 by virtue of this Indenture any thing therein contained to the contrary notwithstanding and also it is covenanted and agreed by and between Christopher Deaffresson and Michaell Lambert that it shall and may be lawful to and for the said
 Christopher Deaffresson his Executors and Assignes or for his or their Agents Attorneys or Servants with working or other work in any Year during the Term or as often as he or they shall think fitt at convenient times in the day
 time to enter and come into and upon the said demised premises and every or any part thereof to view see and see the state and condition of the reparations of the same and of all defaults of reparations then and there
 from time to time upon every or any such view or search found needfull to be amended and repaired to give or leave notice or warning in writing at or upon the said demised premises unto or for the said Michaell Lambert his Executors
 Administrators or Assignes and that he the said Michaell Lambert his Executors Administrators or Assignes shall and will within the space of three Months next after such notice or warning left as aforesaid at his and their own proper
 costs and charges well and sufficiently repair and amend the same **And** the said Michaell Lambert for himself his Executors Administrators and Assignes doth covenant promise and grant to and with the said Christopher Deaffresson
 his Executors and Assignes that he the said Michaell Lambert his Executors Administrators and Assignes shall and will at the end of the expiration of the said Term of Twelve Years or at any other determination of this present
 lease peaceably and quietly give surrender and yield up unto the said Christopher Deaffresson his Executors and Assignes all the said demised premises again as before mentioned and every part and parcel thereof in as good order and in
 good tenable repair and the like number of acres of plant Sugar Canees potatoes Cassava or any other plant that may be proper and of like age and growth as shall be standing and growing on the said demised
 plantation at the time when this lease doth commence and all such Negroe Slaves with all their children that were born before the Twentieth ffifth day of March which will be in the Year of our Lord one thousand seaventh
 hundred and Twentieth or the value of the said Negroes or of so many of them as shall happen to dye according to the appraisement endorsed on the back of this said retitled Indenture of lease only the children which have
 happened to be born of the bodies of any of the said Negroes since the said Twentieth ffifth day of March one thousand seaventh hundred and Twentieth or which shall be born within the Term hereby granted to remain to the
 said Michaell Lambert his Executors Administrators and Assignes unless the said Christopher Deaffresson his Executors Administrators and Assignes shall be willing to purchase the same at reasonable rates or appraisements as
And the said Christopher Deaffresson for himself his Executors and Assignes doth covenant promise and grant to and with the said Michaell Lambert his Executors Administrators and Assignes that he the said
 Michaell Lambert his Executors Administrators and Assignes pay unto the said yearly Summe of two hundred pounds yearly and every Year during the said Term of Twelve Years aforesaid at the several days and
 at the said place of payment aforesaid and punctually performing and doing all and singular the covenants here in contained on the said part and behalf to be performed shall and may
 peaceably and quietly have hold occupy possess and enjoy the said demised premises during the said Term of Years hereby granted without the said trouble interruption claim or disturbance of or by
 the said Christopher Deaffresson his Executors or Assignes or of any other person or persons whatsoever lawfully claiming by front or under him them or any of them **In witness** whereof the said parties to
 the said Indenture have hereunto set their hands and seals the day and Year first above written.

Sealed & Delivered by first day
of the month of June 1783
John Wright
Wm. White



Received from the Hon. John Jay
of the State of New York
the sum of one hundred dollars
in full of the sum of one hundred
dollars due to the said John Jay
at the date of the receipt of the
said sum of one hundred dollars
at New York the 15th day of
June 1783

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