

This Indenture made the twentyfifth day of february in the year of our Lord God one thousand seven hundred and eleven, Between  
the Lessor and William Twiggs Archdeacon of Limerick of the one part, and Francis Blackwell Robert Marshall both of Enniscrone in the County of Limerick  
Harmers of the other part, witnesseth that the said William Twiggs for & in consideration of the rents covenants, agreements & covenants hereinafter  
expressed, hath promised, granted, set and to have & hold, like as by these presents he doth desire, grants & to have & hold, unto the said  
Francis Blackwell & Robert Marshall, all that part of the lands of Castle Mungret that is measured & bounded with the stone wall from that part  
of the lands of Castle Mungret that is held by the said William Twiggs, and from the park commonly called Lameen, & set to m<sup>r</sup> John Hawson, by  
the ditch of the said park as was shewen to the said John Hawson & Francis Blackwell surveyed by m<sup>r</sup> Samuel Bryster, & according to his  
Survey contained one hundred and forty one acres, two rods and eight perches plantation in a sume to the monies or losses in which  
the said promised premises with their appurtenances unto the said Francis Blackwell & Robert Marshall their executors, administrators &  
assignes from the first day of May next ensuing the date hereof for & during the incumbency of the right reverend father in God Doctor Thomas  
Smith now Lord Bishop of Cloyne, and thence forth to be fully compleated & ended. They the said Francis Blackwell & Robert Marshall their  
executors, adm<sup>r</sup> & assignes, or any of them, yielding and paying therefore & there out unto the said W<sup>m</sup> Twiggs his heirs executors, adm<sup>r</sup>  
or assignes yearly and every year during the incumbency of the said Lord Bishop, the severall & respective yearly rents hereafter expressed  
(that is to say) the sum of six shillings & three pence out of each & every acre of the said one hundred & forty one acres two rods & eight perches  
yearly & every year for & during the present warre betwixt great Britain & France abroad amounting to the sum of forty five pounds  
four shillings & half eight pence sterl<sup>s</sup>, and the sum of six shillings & six pence out of each & every acre of the said Number of acres yearly & every  
year after peace is proclaimed betwixt great Britain & France as aforesaid amounting to the sum of fourtie six pounds sterl<sup>s</sup> yearly and  
every year, which said rent of six shillings and six pence per acre is to commence from the first day of May, on the first day of November  
which of both soonest happens after the said peace is proclaimed, the said severall & respective yearly rents to be paid yearly & every year  
during the said incumbency unto the said William Twiggs his heirs executors, administrators, or assignes, in four equal paym<sup>t</sup>s, (that  
is to say) a fourth part thereof on the first day of August, another fourth part thereof on the first day of November, another fourth part on the  
first day of February, & another fourth part on the first day of May, yearly & every year during the said incumbency, over & above all and all  
manners of taxes, charges & assessments knowne or unknowne to be charged or imposed on the said promised premises by reason of the said  
which the said Francis Blackwell & Robert Marshall their executors, adm<sup>r</sup> & assignes, is & are to pay & discharge during the said incumbency,  
so that the said severall & respective yearly rents are to be paid without any manner of deduction or defalcation unto the said W<sup>m</sup> Twiggs  
his heirs executors, adm<sup>r</sup> & assignes yearly & every year during the said incumbency on the dayes before limited & appointed for payment  
thereof, And if it happens that the said rent on any part thereof be behind or unpaid on any of the said dayes or dayes of payment by the space of ten dayes next  
after any one either of them, then it shall & may be lawfull to & for the said W<sup>m</sup> Twiggs his heirs, executors, administrators & assignes, into the said promised  
premises or into any part thereof to enter & distraine, & the distress or distraine so found to take leave, drive, carry away, appraise dispose  
& sell according to law, & for want of sufficient distresses to be found on the said promised premises to the value of the rent & arrears then due, then  
it shall & may be lawfull to & for the said W<sup>m</sup> Twiggs his heirs executors, adm<sup>r</sup> & assignes, into the said promised premises or any part  
thereof in the name of the whole to reenter, & the same to have & ague & possess & enjoy as in his or their former interest, by his or their  
w<sup>m</sup> Twiggs obtained to the contrarie therof in any wise notwithstanding, And the said Francis Blackwell & Robert Marshall for themselves  
jointly and severally & their executors, adm<sup>r</sup> & assignes do hereby promise & covenant to agree & to the said W<sup>m</sup> Twiggs his heirs, executors  
administrators & assignes in manner & forme following that is to say that they the said Francis Blackwell & Robert Marshall their executors  
& assignes shall & will pay & discharge the said severall & respective yearly rents unto the said W<sup>m</sup> Twiggs his heirs, executors  
administrators & assignes yearly & every year during the said incumbency on the dayes before limited & appointed for payment  
thereof, also that they will keepe & preserue all houses & improvements now made or to be made on the premises in good order & repair  
during the said incumbency & at the expiracion thereof, or other sooner determination of this lease, that they the said Francis Blackwell &  
Robert Marshall their executors, administrators & assignes, shall and will leave & pull down & deliver up the same in the like good order and  
reparation unto the said W<sup>m</sup> Twiggs his heirs executors, adm<sup>r</sup> & assignes, & that they the said Francis Blackwell & Robert Marshall  
their executors, administrators & assignes, shall and will deliver ten houses and ten carrs, with other lacking and attendant every  
year during the said incumbency unto the said W<sup>m</sup> Twiggs on his orders at such times or times as they are required, and that they  
the said Francis Blackwell & Robert Marshall their executors, administrators & assignes, shall and will give liberty & free  
passage to the cattle of m<sup>r</sup> Griffiths lands & to the cattle of the said W<sup>m</sup> Twiggs lands to goe to and fro the watering place appointed for that  
purpose, when & as often as occasion shall require through the promised premises without impounding on any manner of interrupcion  
during the said incumbency, And the said W<sup>m</sup> Twiggs for him his heirs executors, administrators & assignes, doth covenant and  
promise that if the said Francis Blackwell & Robert Marshall their executors, administrators & assignes make any building with stone  
lime & sand on the premises during the said incumbency that he the said W<sup>m</sup> Twiggs his heirs, executors, adm<sup>r</sup> & assignes, will allow  
them, or any of them, & that he they on any of them shall come first lay out on the same provided the said expenses do not exceed ten  
pounds sterl<sup>s</sup> which said expenses is to be allowed out of the next halfe yeare next that shall fall due on the premises after such  
building is fully finished and built, and the said W<sup>m</sup> Twiggs doth nominate that the said Francis Blackwell & Robert Marshall cattle  
shall have libertie of the aforesaid watering place every winter during the said incumbency, And it is further agreed upon by & between  
the said parties that it shall and may be lawfull to & for the said Francis Blackwell & Robert Marshall their executors, administrators &  
assignes to remain under the premises and their interest therein in any year during the said incumbency upon giving six months previous  
notice in writing under hand and seal unto the said W<sup>m</sup> Twiggs his heirs executors, adm<sup>r</sup> & assignes on any first day of November  
and parting the premises on or before the first day of May next following the said first day of November & leaving all holes & improue-  
ments now made or to be made on the premises in good reparation, & paying all rents & laeves due on the premises for the said first  
day of May inclusive, in which case the said W<sup>m</sup> Twiggs & his heirs, executors, adm<sup>r</sup> & assignes, shall be obliged to accept of such surrender & otherwise  
And the said W<sup>m</sup> Twiggs for himself his heirs, executors, adm<sup>r</sup> & assignes doth hereby promise & covenant to warrant & defend the said promised  
premises during the said incumbency & land under the said covenants aforesaid, unto the said Francis Blackwell & Robert Marshall their executors, adm<sup>r</sup> & assignes  
against them the said W<sup>m</sup> Twiggs & his heirs, executors, adm<sup>r</sup> & assignes, having all manner of person & persons, claymimg or to clayme by form, or under him  
them or any of them, In witness whereof both the said parties have to these Indentures interchangingly putt their hands & sealed by day & year last above  
written

ff g. m<sup>r</sup> Blackwell  
Rob<sup>t</sup> Marshall  
Seal