[illegible] set and to farm let and by [illegible]
the Farm and Lands of Kerimore aforesd. commonly called and known by the name of Clonenegark containing by [illegible]
occupation of the said Rice Meredith together with all the Bogg Commons Rights members and appurtenances to the said here[illegible]
out of this demise unto the Rt. Honble. Charles Henry Earl of Mountrath his Heirs and assigns at any time during this demise [illegible]
upon the Bogg and Boggs belonging to the hereby demised Premes and there to make or cause to be made any new or other Drain [illegible]
occasion for or think proper to make And also excepting and always reserving out of this demise unto the said Earl of Mt. rath [illegible]
of what nature or kind soever and also all Timber and Timber Trees Woods and under Woods and all over ground and under ground [illegible]
or being in or upon the Premes together with full and free leave and Liberty for the said Earl of Mt. rath his Heirs and assigns with Ser[illegible]
the hereby demised Premes or any part thereof to search digg for raise fell cut down manufacture and carry away the same making [illegible]
also excepting and always reserving to the said Earl of Mt. rath his heirs and assigns with his and their Servants and attendants to [illegible]
during this demise To have and to hold the said demised Premes and appurtenances (except as before excepted) unto the said [illegible]
the natural Life and lives of the said Thomas Meredith Matthew Meredith his Son and the said Rice Meredith and of the Rt. Honble. Diana Countess [illegible] and the Survivor of the [illegible]
therefore and thereout unto the said Thomas Meredith his heirs and assigns the yearly Rent or sum of Sixty Pound Ster [illegible]
(that is to say) on every first day of November and on every first day of May during the said Demise over and above all and all man[illegible]
charged or which may be charged on the said demised Premes or any part thereof during this Demise (Quit and Crown Rent excepted) Also [illegible]
the yearly rent [illegible] aforesaid the Conditional increas'd Rent or Sum of ten Pounds Ster in case he the said Rice Meredith [illegible]
or make over his Estate in the said demised Premes or any part thereof to any Person or Persons whatsoever other than to his or their [illegible]
Meredith his heirs or Assigns first had obtained in Writing under his and their hand and Seal to be paid half yearly by two equal [illegible]
thereof to be made on such of the said Days as shall next happen after such Alienation and so from time to time half yearly during the [illegible]
yearly rent [illegible] or the said additional yearly Rent or Sum of ten Pounds Ster in case the said Rice Meredith or his heirs [illegible]
shall be behind or unpaid on any of the said half yearly Days of Payment whereon the same ought to be paid as aforesaid that the [illegible]
Meredith his Heirs and Assigns to enter into and upon the said demised Premes or any part thereof and distrain for all Sums [illegible]
doth hereby for him his Heirs Ex.rs Adm.rs and Assigns covenant promise and agree to and with the said Thomas Meredith in manner [illegible]
Assigns shall and will from time to time during the continuance of this demise well and truly pay or cause to be paid unto the said [illegible]
Pounds Ster [illegible] also the additional increas'd yearly rent of ten Pounds Ster [illegible]
without Consent as aforesaid by two equal half yearly Payments on the Days herein before mentioned for payment Thereof acco[illegible]
and discharge all Taxes Assessments Country Charges Subsidies and Impositions whatsoever charged or which may be charged [illegible]
farther covenant promise and agree to and with the said Thomas Meredith to plant two Thousand of Timber Trees on the said Land [illegible]
heirs Ex.rs Adm.rs & Assigns shall and will within one year from and after the Death of the said Diana Countess Dowager of Mt. [illegible]
for each Tree which shall be then wanting And that he the said Rice Meredith his heirs and Assigns shall and will well and [illegible]
or which shall be made on the Premes at any time during this Demise & that he and they shall and will from time to time [illegible]
Buildings Orchards Garden Hedges Ditches Drains Quick Sets Trees Plantations Inclosures and Improvements whatsoever which [illegible]
and Condition And the said Rice Meredith doth for him his heirs and assigns covenant promise and agree to and with the sa[illegible]
that he the said Rice Meredith his heirs and Assigns or some or one of them shall and will well and truly pay or cause to be paid to the [illegible]
as the same shall become due and payable on the Days of Payment aforesaid and in manner aforesaid without any Deduction [illegible]
and establish to Isaac Langford and to John Dunne and James Dunne and to William Dillon and Daniel Dillon Leases of [illegible]
said Thomas Meredith And the said Thomas Meredith doth hereby for him his heirs and Assigns Covenant promise and agree to [illegible]
Rents and receivers fees and performing and fulfilling all the Clauses and Covenants aforesaid shall and may from time to time [illegible]
enjoy all and singular the said demised Premes with the appurtenances (except as before excepted) without the Let suit Trouble [illegible]
said Parties to these presents have hereunto set their hands and Seals the Day and year first above Written.