

the said parties, that in case the Factory and Picker Room lately built
 by the parties of the first part, at the upper Falls or either of them
 shall be wholly or partially burned down during the said term
 that then the said parties of the first part shall and will rebuild
 or repair the same at their own expense, within a reasonable time
 hereafter, and should they fail for thirty days to commence and
 afterwards prosecute to a speedy completion the said repairs or
 rebuildings, then it may and shall be lawful for the parties of
 the second part to have the rebuilding or necessary work done,
 and to deduct the cost of the same, with Bank rate of interest from
 the rentals to be paid, as hereinafter provided, to the parties of
 the first part. Provided however that in case of the burning
 of both of said buildings at the same time the costs charges or
 deductions of rebuilding thereof by the parties of the second
 part, shall not exceed the sum of Fifteen Thousand Dollars
 (\$15,000) and in case one or the other may be burned or partially
 injured by fire, that then the costs of the same (if the work
 is done by the parties of the second part) shall be adjusted by
 three persons selected by the said parties, one to be selected
 by each, and they to select the third, and it is further con-
 vanted and agreed by and between the parties, that in case the
 Factory Building and Picker Room (lately built) should be
 burned down during the term of this lease, an abatement
 of rent shall be made, at the rate of fifteen hundred Dollars
 \$1500 per annum from the time of their being burned until they
 shall have been rebuilt. And the said parties of the first part
 further covenant and agree to and with the said parties of the
 second part, to keep the Roofs of said Factory and Picker room
 Buildings (lately built by them at the upper Falls) in such
 condition as will keep the interior of the said buildings from
 exposure to the weather, and all other rebuilding and repairs
 deemed necessary by the parties of the second part whet-
 her of buildings, dams, flumes penstocks water wheels or
 shafting upon the premises hereby demised, and leased
 shall be made by and at the expense of the said party of
 the second part. And the said party of the second part
 hereby covenants and agrees to and with the said parties of
 the first part to pay them as a rental for the whole of
 the premises included in the plat hereto attached, with the
 Buildings, water powers and appurtenances from said first
 day of March Eighteen hundred and seventy six to the
 first day of March which shall be in the year of our
 Lord One thousand Eight hundred and eighty four (1884)
 an annual rental of Four thousand eight hundred and seventy
 Dollars (\$4870) and from the said first day of March
 Eighteen hundred and eighty four to the first day of
 March which shall be in the year of our Lord One
 thousand Eight hundred and ninety one (1891) an annual
 rental of Five thousand and four hundred Dollars (\$5400)
 and from the first day of March Eighteen hundred and
 ninety one to the first day of March which shall