

subject to the right of redemption by any person legally entitled to redeem the same. And I, the said Collector, do covenant with the said Inhabitants of the Town of Winchendon, their assigns, that the sale aforesaid has in all particulars been conducted according to law.
 I N W I T N E S S W H E R E O F I, the said Alfred H. Whitney, Collector as aforesaid, have hereunto set my hand and seal this twenty-ninth day of June in the year of our Lord one thousand nine hundred and four.

Signed, sealed and delivered
 in presence of
 Geo. M. Whitney

Alfred H. Whitney (seal)
 Collector of Taxes for the
 Town of Winchendon.

Commonwealth of Massachusetts.

Worcester ss. June 29, 1904. Then personally appeared the above-named Alfred H. Whitney, Collector of Taxes for the Town of Winchendon and acknowledged the foregoing instrument to be his free act and deed, before me,

Geo. M. Whitney,
 Rec'd July 14, 1904 at 11h. 21m. A. M.
 Attest:

Justice of the Peace.
 Ent'd & Ex'd.

David Hunt Register.

Guild

to

Draper Trustee

T H I S I N D E N T U R E made this eighth day of July, in the year nineteen hundred and four:
 WITNESSETH, that Charles E. Guild of Milford, in the County of Worcester, and Commonwealth of Massachusetts, do hereby L E A S E, D E M I S E, and let unto Clare H. Draper of Hopedale, in said County, Trustee, a certain tract or parcel of land situated in the westerly part of MENDON, in said County and between the County road leading from Uxbridge to Mendon Village and on the northwesterly side of Mendon pond, so-called, bounded and described as follows, viz:- Beginning at a bound at the southeast corner of the leased premises at land formerly of said lessor and at the water line of said Mendon pond and fifteen feet southeasterly from corner of boathouse No. 1 of Nipmuck Canoe Club; thence southwesterly on the water line of said Mendon pond, one hundred eighty-three feet and four inches to a bound fifteen feet from the southwesterly corner of boathouse No. 2 of said Nipmuck Canoe Club; thence northwesterly and bounding on land formerly of said lessor to a bound at said County road; thence northeasterly on the line of said County road to a bound fifteen feet from the northeasterly corner of boathouse No. 1 of said Nipmuck Canoe Club; thence southeasterly in a line parallel with the second of said above described lines to the place of beginning.
 T O H A V E and T O H O L D the said premises hereby leased unto the said Clare H. Draper and his successors, beginning with the eighth day of July, nineteen hundred and four for and during the full term of ninety-nine years next ensuing, but strictly in trust nevertheless for the purposes and upon the trusts following, viz:- to the use and enjoyment of the members of the Nipmuck Canoe Club for the encouragement of amateur canoeing, promotion of outdoor sports and to foster good fellowship among its members.

Yielding and paying therefor the sum of One Dollar for the full term of said ninety-nine years, payable at the expiration of said term. And said lessor hereby covenants with the said lessee and his successors that they shall peaceably hold and enjoy the said premises as aforesaid.

And the said lessee for himself and his successors hereby covenants with the said lessor and his heirs and assigns that he and his successors will pay the said rent as aforesaid and also all taxes, water rates and assessments whatsoever, to which said leased premises or any part thereof may become liable during the said term; that they will not, without the consent in writing of the lessor, or his heirs or assigns, assign this lease, nor underlet the whole or any part of said premises; that they will not make or suffer any waste or any unlawful, improper or offensive use of said premises; that they will allow the lessor and his heirs and assigns at reasonable times to enter upon said premises, examine the condition thereof and make necessary repairs.

And it is further agreed that at the termination of this lease at the expiration of the term, or at any time prior thereto, the lessee and his successors and the beneficiaries of the trust herein created shall have the right to remove any and all buildings which shall have been erected by them upon said leased premises.

But it is agreed that if said lessee and his successors and the beneficiaries under said trust shall at any time fail to keep everything about said leased premises in good order and repair, or shall fail to meet the just obligations of said Nipmuck Canoe Club, then the said lessor shall have the right to notify the said lessee of said failure, and if the fault complained of shall not be remedied or satisfactory explanation thereof given within thirty days thereafter, the lessor shall have the right without any further notice or demand to enter upon the premises and thereby determine the estate hereby created; and may thereupon expel and remove the lessee and those claiming under him and their