

demise and every thing herein contained is upon this express condition that the said parties of the Second part shall well and truly paid unto the said party of the first part the yearly rent of Seven hundred dollars payable quarterly on the fifteenth day of May, August, November and February in each year during her natural life, and after death shall pay yearly and every year to Mary Cuyler to forty dollars during her natural life to Gabriel L. Cooper forty dollars during his natural life and to Martha Hilton Twenty dollars during her natural life. And provided further that if the yearly rent above reserved or any part thereof shall be behind or unpaid for twenty days after the time when the same ought to be paid as aforesaid then and from thenforth the estate herein conveyed shall cease and determine, and it shall and may be lawful for the said party of the first part into and upon the said demised premises and every part thereof wholly to re-enter and the same have again, re-possess and enjoy as in her first and former estate, or to distrain for any rent that may remain due thereon, any thing herein before contained to the contrary thereof notwithstanding. And it is further provided that nothing herein contained shall be so construed as to render the parties of the Second part personally responsible to the party of the first part for the payment of the rent herein reserved. And the said parties of the Second part are to keep the buildings erected or to be erected on the ~~premises~~ ^{hereby conveyed} insured against loss or damage by fire in some solvent incorporated Insurance Company of this State for the benefit of the said party of the first part to the amount of at least Two thousand dollars. And to assign to her the policy of Insurance taken therefor as collateral security herewith. And in case of loss by fire the money received on the policy is to be expended in repairing or rebuilding upon the premises. IN WITNESS WHEREOF, the party of the first part her hand and seal hath interchangeably subscribed and affixed the day and year first above written.

Sealed and Delivered in the Presence of
Henry Q. Hawley.

Margaret Cooper L.S.

State of New York Albany ss.

On this nineteenth day of March 1841 before me came Henry Q. Hawley to me well known as the subscribing witness to above deed who being sworn says he resides in the City of Albany and knows Margaret Cooper, whose name is subscribed to the above deed that he knows her to be the same person described in and who executed the same that he saw her executed and she acknowledged the due execution thereof by her and he at the same time put his name thereto as subscribing witness.

Wm. Parmelee,
Recorder of Albany.

Recorded March 19th, 1841
at 4 O'clock P.M.

H. P. Haswell, Clk.

THIS INDENTURE Made the Eleventh day of February in the year of our Lord One thousand eight hundred and forty one Between Margaret Cooper, of the City of Albany of the first part and Gabriel L. Cooper, Alonso Potter and William H. Pondy, of the Second part. Witnesseth, that the said party of the first part for and in consideration of the sum of One Dollar lawful money of the United States to herin hand paid by the said party of the Second part and for the purpose of executing the Trusts hereinafter declared, hath granted, bargained, sold, remised, released, aliened, enfeoffed and confirmed and by these presents Doth grant, bargain, sell, remise, release, alien, enfeoff and confirm unto the said party of the Second part and to their heirs and assigns forever. ALL that certain piece or parcel of ground known as lot number four of Map number Three in Book of Maps of the estate of Margaret Cooper, filed in the office of the Clerk of the City and County of Albany the day above written situate lying and being on the west side of Green Street next south of the corner

Beaver Street in the first Ward of the City of Albany Bounded as follows, On the North by lot number five of Map aforesaid on the east by Green Street on the south by lot number Three and on the west by property belonging to the 2d, Reformed Dutch Church said lot being twenty feet nine and three fifths inches on Green Street, twenty feet ten and four fifths inches on therear and about fifty eight feet in depth. Also all that certain piece or parcel of ground with the buildings thereon known as lot number Three of Map number Four in Book of Maps aforesaid situate, lying and being on the west side of Green Street on the north corner of Hamilton Street in the Fourth Ward of the City of Albany and now occupied by Dr. Van Alstyne and bounded as follows. On the north by Lot number Two of map number Four on the east by Lot number Four on the south by Hamilton Street and On the west by Green Street said Lot being twenty eight feet eleven inches front and thirty feet rear, and about Sixty six feet six inches deep. Also all that certain piece or parcel of ground with the buildings thereon known as Lot number one of map number Six in Book of Maps aforesaid ^{situate lying} and being on the west side of South Market Street and the south corner of Herkimer Street in the Fourth Ward of the City of Albany and bounded as follows on the North by Herkimer Street, on the east by South Market Street, on the South by lot number Two of map aforesaid on the west by lot number four and part of Lot number five, said lot being thirty five feet one and one half inches in front and rear and sixty seven feet ten one half inches in depth. Also all that certain piece or parcel of ground known as lot number two of Map number Six in Book of Maps aforesaid situate, lying and being on the west side of South Market Street between Herkimer and South Lansing Street in the Fourth Ward of the City of Albany Bounded as follows, on the North by Lot number One of Map aforesaid on the East by South Market Street on the south by Lot number Three and on the west by part of Lots numbers Five and Six of said map said Lot being thirty two feet two one half inches front and rear and sixty seven feet ^{ten} one half inches deep. Also all that certain piece or parcel of ground with the buildings thereon known as Lot number Eight of Map number six in Book of Maps aforesaid situate, lying and being on the North east corner of Church and South Lansing Street in the Fourth Ward of the City of Albany and bounded as follows, on the north by lot number Seven and part of Lot number Three of Map aforesaid on the east by property belonging to Estate of John Robinson on the South by South Lansing Street aforesaid and on the west by Church Street said lot being twenty seven feet three inches on Church Street thirty three feet five inches in the rear and seventy eight feet two inches in depth. Also all that certain piece or parcel of ground with the buildings thereon known as Lot number Eleven of map number Six in Book of Maps aforesaid situate, lying and being on the west side of Church Street between Herkimer and South Lansing Streets in the Fourth Ward of the City of Albany and bounded as follows On the north by Lot number Ten of Map aforesaid on the east by Church Street on the South by Lot number Twelve and on the west by Lot number thirteen of said map, said lot being thirty three feet eleven and three quarter inches in front and rear and Seventy four feet three inches in depth. Also all that certain piece or parcel of ground known as Lot number Fourteen of Map number Six in Book of Maps aforesaid, situate, lying and being on the south side of Herkimer Street between Church and Dallius Streets in the Fourth Ward of the City of Albany and bounded as follows, on the North by Herkimer Street on the east by Lot number thirteen of same map, on the South by South Lansing Street and on the west by property belonging to J. Akin and Steele & Trowbridge said lot being twenty nine feet front and rear, and about one hundred thirty six feet deep. Also all that certain piece or parcel of ground known as lot number Fifty six of map number twenty eight in Book of Maps aforesaid situate, lying and being on the north side of Merton Street west of Clinton Street, in the First Ward of the City of Albany and bounded as follows, on the north by property belonging to said party of the first part on the East by Lot number Fifty five on the south by Merton Street and on the west by Lot number Fifty seven of same map, said lot being thirty three feet front and rear and one hundred and Sixty feet

in depth and is also known as Lot number Fifty six in Map of the Schuyler Farm and filed in the office of the Secretary of State. Also all that certain piece or parcel of ground known as Lot number Twenty in Book of Maps aforesaid, situate, lying and being on the west side of South Pearl Street between property belonging to Archibald McIntyre and Arch Street in the First Ward of the City of Albany and bounded as follows on the North by Lot number one of map aforesaid, on the east by South Pearl Street on the South by Lot number three and on the west by Lot number Sixteen of same map said lot being about thirty feet three inches and four-fifths in front and about thirty feet eight inches rear and about one hundred and eight feet in depth. Also all those two several pieces or parcels of ground known as Lots numbers Sixteen and Seventeen of of map number Twenty in Book of Maps aforesaid, situate, lying and being on the east side of Broad Street between property belonging to Archibald McIntyre and Arch Street in the First Ward of the City of Albany and bounded as follows. On the north by property belonging to the said Archibald McIntyre On the east by Lot number one and two on the south by Lots numbers Twelve, thirteen, fourteen, and fifteen and on the west by Broad Street said lots being each about thirty feet three and four fifths inches in front and rear and about one hundred and eight feet deep. Also all those two several pieces or parcels of ground known as lots number Twenty two and twenty three of map number Twenty in Book of Maps aforesaid situate, lying and being on the west side of Broad Street and on the North corner of Arch Street in the first Ward of the City of Albany and bounded as follows, on the North by Lot number twenty one on the East by Broad Street on the south by Arch Street and on the west by Lot number Twenty eight of same map, said lot being about twenty five feet nine inches front and rear and about ninety eight feet eight inches in depth. Also all those three several pieces or parcels of ground known as Lots number twenty nine, thirty, thirty one, of map number Twenty in Book of Maps aforesaid situate, lying and being on the north side of Arch Street between Broad and Hallenbake Streets in the first Ward of the City of Albany bounded as follows. On the north by property belonging to Archibald McIntyre on the East by Lot number twenty eight on the south by Arch Street and on the west by lot number thirty two of same map said lots being each about twenty six feet front and rear, and about one hundred and fifty four feet six inches in depth. Also all that certain piece or parcel of ground known as lot number thirty three of map number Twenty in Book of Maps aforesaid situate, lying and being on the east side of Hallenbake Street between the property now owned by Archibald McIntyre and Arch Street in the first Ward of the City of Albany and bounded as follows, On the north by property belonging to the said Archibald McIntyre on the East by lot number thirty two on the south by lot number thirty four of same map and on the west by Hallenbake Street said lot being about twenty six feet three inches front and rear, and about Seventy seven feet seven inches deep. Also all that certain piece or parcel of ground known as Lot number thirty six of map number Twenty in Book of Maps aforesaid situate lying and being on the East side of Hallenbake Street and near the corner of Arch. Bounded as follows, on the North by lot number thirty five on the east by Lot number thirty two on the South by Lot number thirty seven of said map and on the west by Hallenbake Street, said lot being about twenty six feet five and a half inches in front and rear and about eighty feet in depth. Also all those three several pieces or parcels of ground known as Lots number forty-two, forty three, forty four, of map number twenty in Book of Maps aforesaid situate, lying and being on the east side of Hallenbake Street on the South Corner of Arch Street in the first Ward of the City of Albany bounded as follows, On the north by Arch Street on the east by Lots number thirty nine, forty, forty one, on the south by the line of the old Schuyler farm and on the west by Hallenbake Street said lots being each about twenty six feet nine inches front and about twenty six feet seven inches in rear and about eighty seven feet two inches deep, on the north line and about ninety six and two third feet on the South, Also all those two several pieces or parcels of ground

known as lots number twenty six and twenty seven of map number Twenty in Book of Maps aforesaid situate, lying and being on the south side of Arch Street on the east corner of Clinton Street in the First Ward of the City of Albany bounded as follows, on the north Arch Street on the east by lots number twenty four Twenty five on the South by the line of the old Schuyler Farm, and on the west by Clinton Street said lots being each about twenty five feet front and rear, and about sixty feet six inches in depth on the west line and about fifty feet on the east. Also all that certain piece or parcel of ground known as Lot number eight of map number Twenty in Book of Maps aforesaid, situate, lying and being on the west side of South Pearl Street between Arch and Schuyler Streets in the first Ward of the City of Albany bounded as follows, on the North by Lot number Seven of map aforesaid, on the east by South Pearl Street on the South by lot number two of the Old Schuyler Farm, and on the west by lot number nine of said map number twenty, said lot being about twenty three feet ten inches front and rear, and about eighty eight feet nine inches deep. Also all that certain piece or parcel of ground known as lot number four of map number Twenty one in Book of Maps aforesaid, situate, lying and being on the west side of Hallenbake Street between what is now known as Barent Blackers Garden and Lydius Street in the First Ward of the City of Albany and bounded as follows, on the north by Lot number five of map number twenty one on the east by Hallenbake Street on the south by Lot number three of same map and on the west by property belonging to the said party of the first part said lot being thirty feet front and rear and about eighty five feet in depth. Also all that certain piece or parcel of ground known as Lot number two of map number nine in Book of Maps aforesaid, situate, lying and being on the north side of Lydius Street next west of the Corner of Hawk Street in the First Ward of the City of Albany and bounded as follows on the north by Hamilton Street on the east by lot number one of map number nine on the south by Lydius Street and on the west by lot number three of same map, said lot being thirty three feet front and rear and two hundred and sixty four feet in depth. Also all these three certain pieces or parcels of ground known as Lots number Eight, nine, ten, of map No. ten in Book of Maps aforesaid situate, lying and being on the south side of Lydius Street between Hawk and Swan Streets in the First Ward of the City of Albany and bounded as follows, on the North by Lydius Street on the east by lot number Seven on the south by the center of Markiser Street as laid down on the map of the City but not yet opened and on the west by property belonging or formerly belonging to Spencer Stafford said Lots being each twenty seven feet five inches and six tenths in front and rear and about one hundred and sixty five feet in depth. Also all these two several pieces or parcels of ground known as Lots number three and eight of map number Eleven in Book of Maps aforesaid situate, lying and being on the north side of Lydius Street between Swan and Lark Streets in the First Ward of the City of Albany and bounded jointly as follows on the north by Hudson Street on the east by lots number two and seven on the south by Lydius Street and on the west by lot number four and nine of same map, said lots being each thirty one feet nine inches front and rear and extending through to Hudson Street and being jointly five hundred and forty two feet in depth. Also all these four several pieces or parcels of ground known as Lots number one, two, six, seven of map number twelve of Book of Maps aforesaid situate, lying and being on the north side of Lydius Street between Swan and Lark Streets and west of the property formerly owned by Dow B. Slingerland in the First Ward of the City of Albany and bounded jointly as follows, on the north by Hudson Street on the east by property formerly owned by the said Dow B. Slingerland on the south by Lydius Street, and on the west by lots number three and eight of same map, said lots being each thirty seven feet three inches front and rear, and extending through to Hudson Street being jointly Five hundred and forty two feet in depth. Also all that certain piece or parcel of ground known as Lot number

Five on the map of the City and as number Five of map number twenty four in Book of Maps aforesaid situate lying and being on the south side of Lydius Street between Robin and Perry Streets in the first Ward of the City of Albany bounded as follows, on the North by Lydius Street, on the east by lot number four on the South by Perry Street and on the west by lot number Six said lot being Sixty six feet front and rear, and six hundred and ninety three feet in depth. Also all these two several pieces or parcels of ground known as lots number Five and Ten of map number thirteen in Book of Maps aforesaid situate, lying and being on the south side of Washington Street and on the north side of Spring Street in the Second Ward of the City of Albany bounded as follows on the north by Washington Street on the east by property belonging to Joseph Blunt on the south by Spring Street and on the west by lots number four and nine of same map, said lots being each twenty seven feet and one inch front and rear and jointly one hundred and forty feet in depth. Also all those four several lots known as lots number thirteen fourteen, eighteen, nineteen, of map number thirteen in Book of maps aforesaid situate, lying and being on the north side of State Street continued and on the south side of Spring Street and near the corner of Lark Street in the Second Ward of the City of Albany bounded as follows, on the north by Spring Street on the east by lots number fifteen and twenty, on the South by State Street continued and on the west by lots number twelve and seventeen, said lots being each twenty six and two fifths feet front and rear and extending from State and Spring Streets being one hundred and forty feet. Also all that certain piece or parcel of ground with the buildings thereon known as lot number fifteen of map number fourteen in Book of maps aforesaid, situate, lying and being on the south side of Spring Street between Hawk and Swan Streets in the Second Ward of the City of Albany bounded as follows. On the north by Spring Street on the east by lot number Sixteen on the south by lot number twenty six and on the west by property belonging to Peter Van Leen said lot being twenty feet one inch front and rear, and sixty five feet six inches in depth. Also all these two several pieces or parcels of ground with the buildings thereon known as lots number twenty two and twenty three, of map number fourteen in Book of Maps aforesaid situate, lying and being on the south side of Spring Street between Hawk and Swan Streets in the Second Ward of the City of Albany and bounded as follows. On the north by Spring Street on the east by lot number twenty four on the South by lot number thirty one and part of thirty two and on the west by lot number twenty one said lots being jointly forty two feet five inches in front and rear, and sixty five feet six inches in depth. Also all these two several lots with the buildings thereon known as lots number Thirty and thirty one of map number Fourteen in Book of Maps aforesaid situate, lying and being on the north side of State Street continued between Hawk and Swan Streets in the Second Ward of the City of Albany and bounded as follows, On the north by lots twenty one and twenty two and part of lots twenty and twenty three, on the east by lot number thirty two on the south by State Street continued and on the west by lot number Twenty nine, said lots being jointly Fifty eight feet two inches front and rear, and seventy four feet six inches in depth. Also all that certain piece or parcel of ground known as lot number Four of map number fifteen in Book of Maps aforesaid, situate, lying and being on the south side of State Street continued between Hawk and Swan Streets in the First Ward of the City of Albany bounded as follows, on the north by State Street continued on the east by lot number three, on the south by Chestnut Street and on the west by lot number five of same map, said lot being twenty six and two fifths feet front and rear, and one hundred and eighty one feet and a half feet in depth. Also all that certain piece or parcel of ground situate, lying and being on the south side of Chestnut Street between Hawk & Swan Streets and known as lot number Five of map number eighteen of Book of Maps aforesaid and in the first Ward of the City of Albany bounded as follows, on the north by Chestnut Street on the east by lot number ~~four~~ on the south by Lancaster Street and on the west by lot number Six said lots is also known as lot number five on the maps of the City and is thirty three feet front and rear, and one hundred and eighty one & a half feet in depth. Also all that certain piece or parcel of ground known as number three of map

Number nineteen in Book of Maps aforesaid and also known as lots number one and thirteen of a map of ^{the 1st day} twenty seven lots lying north westerly of Magazine Street made for the Corporation of August 1817, by Evert Van Alen and filed in the office of the City Surveyor, and bounded jointly as follows on the North by Washington Street on the east by Magazine Street on the south by the Cherry Valley Turnpike and on the west by lots number two and fourteen said lots contain about three and nine tenths acres of land. Also all that certain piece or parcel of land known as lot number Forty eight of map number thirty one in Book of Maps aforesaid and also known as lot number forty eight on map of Schuyler Farm filed in the office of the Secretary of State, situate, lying and being on the west side of Bread Street between Arch and Schuyler Streets in the first Ward of the City of Albany and bounded as follows. On the north by lot number forty nine on the east by Bread Street on the south by lot number forty seven and on the west by Clinton Street, said lot being thirty three feet front and rear and one hundred and thirty two feet in depth. Also all these three several pieces or parcels of ground known as lots number eighteen, nineteen, twenty of map number Ten in Book of Maps aforesaid situate, lying and being on the North side of Westerle Street between Hawk and Swan Streets in the First Ward of the City of Albany and bounded as follows, on the north by the centre of ~~Westerle~~ Street as laid down in the map of the City but not yet opened on the east by lot number Seventeen on the south by Westerle Street and on the west by property belonging or formerly belonging to Spencer Stafford said lots being each twenty six feet four ^{and} eight tenths in front and rear and about one hundred and sixty five feet in depth. Also all that certain piece or parcel of ground known and described on map number Thirty Two of Book of Maps aforesaid, situate, lying and being in the Village of Hamilton in the Town of Guilderland in the County of Albany, bounded as follows. Beginning at a pitch pine stump south east corner of Henry Crans land thence along said Crans line west two chains to a stake thence north fifty four degrees fifteen minutes west three chains one link to Glass Street, thence along Glass Street, South thirty eight degrees fifty minutes, west two chains seventy links thence south twenty six degrees, east six chains forty links at one chain and post the northeast corner of the Mill lot, thence north fifty degrees, east five chains forty two links to a stake in a Swail and run of Water, thence north twenty one degrees forty minutes east three chains ninety eight links to a post and corner of a lot in possession of John Resekrans thence along his fence of lot north fifty four degrees fifteen minutes west one chain eighty five links to a post in Henry Crans line then along his line south twenty degrees thirty minutes west two chains thirty nine links to the place of beginning, containing three and a half acres. Together with all and singular the hereditaments and appurtenances thereunto belonging or in any wise appertaining and the reversion and reversions, remainders, rents, issues, and profits thereof and all the estate, right, title, interest, claim and demand whatsoever of the said party of the first part either in law or equity of in and to the above granted premises with the said hereditaments and appurtenances. To have and to hold the above mentioned and described premises with the appurtenances and every part and parcel thereof to the said parties of the second part their heirs and assigns as joint tenants and not tenants in Common. IN TRUST to receive the rents and profits of the premises hereby conveyed and after deducting the expenses of executing this trust and a reasonable compensation for their services, to apply the residue of the said rents and profits, to the sole and separate use of Elizabeth Nett, wife of Benjamin Nett during her life exclusive of all control of her present or any future husband and after the death of the said Elizabeth to apply the rents and profits of one equal third part of the said premises to the use of her husband Benjamin Nett during his life and to convey the remaining two thirds of said premises to such descendants of the said Elizabeth then living in fee and in such proportions as she shall by any instrument under her hand and seal duly witnessed direct and appoint, and in case of her omission

to make such appointment then to convey the said two thirds of said premises in fee to such descendants of the said Elizabeth as shall be living at the time of her death in the same proportions as they would respectively inherit the same from the said Elizabeth in case she had died intestate and seized thereof in fee. And in case there shall be no such descendants then living then to convey the same in fee to the persons to whom the same would have descended under the Laws of this State in case the said Elizabeth had died intestate seized thereof in fee simple by descent from her Father and had died unmarried in the same proportions in which such persons would have so inherited and on the death of the said Benjamin Nett to convey the remaining one third part of said premises in the same manner as herein provided in respect to the said two thirds in the several contingencies above specified. And the said parties of the second part are hereby empowered to sell and dispose of the aforesaid premises and any part and portion thereof during the life of the said Elizabeth and to invest the proceeds thereof in good bonds and mortgages or in safe stocks of the Government of the United States or of this State and to change the said securities as often as they shall deem expedient and apply the interest and income thereof to the uses of the said Elizabeth during her life in the same manner as herein directed in respect to the rents and profits of the said real estate and upon the death of the said Elizabeth to apply the income of one equal third part of the principal sum so invested to the use of her husband Benjamin Nett during his life and to pay over and distribute the remaining two thirds of the principal sum so secured and the securities therefor in the same manner as hereinbefore provided in respect to the conveyance by the said Trustees of the real estate and premises hereinbefore described in the several cases and contingencies therein specified. And on the death of the said Benjamin Nett to pay over and distribute the remaining one third in the same manner as herein provided in respect to the one third of the real estate hereby conveyed. And the said parties of the Second part are hereby empowered to appoint any one of their number or any other person or persons, agents for the management of the said premises herein conveyed and of the securities into which the same may be converted as they may deem necessary and out of the rents and profits of the said land and the interest and income of the said securities to make reasonable compensation to such agents for their services and to make such necessary and reasonable repairs of the said premises and improvements and additions to the same as may be necessary to make them most productive but no expenses for improvements in any one year shall exceed one moiety of the annual income derived in the preceding year from the same premises. IN WITNESS WHEREOF, the said party of the first part hath hereunto set her hand and seal the day and year first above written.

Sealed and Delivered in the Presence of

Margaret Cesper L.S.

The word "profits" written over an erasure on the 32d, line of the 8th, page the words after "deducting" on the 33d, line to the expenses" on the 34 line of same page erased "seized thereof in fee" written over an erasure on the 6th, line of the 9th, page the clause commencing with "and" and ending with conveyed" written in the margin of the 9th, page being thirty seven words in length intended to be inserted after "fied" the first syllable of the 30th, line, all the above corrections made prior to execution of this instrument, also the words "to build re-build and" in the 7th, line from the bottom of the 9th, page stricken out with a pen before execution also the words interlined after the word "maps" in the 12' line from the top of the 1st page commencing "of the estate" and ending "the day above written" interlined before execution. Also the words on the 16th, 17th, 18th, 19th, 20th, 21st, and part of 22d, lines of the Seventh page being description of lot No. three on map No. Seventeen of Book of Maps above referred to beginning with the word "also" and ending with the word "rear" stricken out with a pen before execution. Also the words "and a reasonable compensation for their services" also interlined before execution.

Henry Q. Hawley.

State of New York Albany ss.

On this Nineteenth day of March 1841 before me came Henry Q. Hawley to me well

known as the subscribing witness to above Deed who being sworn says that he resides in the City of Albany and knows Margaret Cooper whose name is subscribed to said deed that he knows her to be the same person described in and who executed the same that he saw her execute and she acknowledged the due execution thereof by her and he at the same time put his name thereto as subscribing witness.

Wm. Parmelee,
Recorder of Albany.

Recorded March 19th, 1841
at 4 O'clock P.M.

H.P. Haswell, Clk.

THIS INDENTURE Made the eleventh day of February in the year of our Lord One thousand eight hundred and forty one Between Margaret Cooper, of the City of Albany of the first part and Gabriel L. Cooper, Alonzo Petter and William H. Ponday, of the Second part. Witnesseth, that the said party of the first part for and in consideration of the yearly rents, covenants, and conditions hereinafter contained on the part of the said parties of the Second part, their heirs, executors, administrators and assigns to be paid kept and performed, hath demised, leased, and to farm let and by these presents doth demise, lease, and to farm let into the said parties of the Second part and to their heirs, executors, administrators and assigns ALL these two certain pieces or parcels of ground with the buildings thereon known as lets Nos. One and two on map No. two in Book of Maps of the estate of Margaret Cooper filed in the office of the Clerk of the City and County of Albany the day and year aforesaid, also known as Nos. thirty four and thirty six Green Street and are situate, lying and being on the east side of Green Street between Beaver and Hudson Streets in the third ward of the City of Albany and bounded as follows. On the north by property belonging to the estate of the late William James, on the east by property belonging to Isaac Denniston on the south by lot No. three on map last aforesaid and on the west by Green Street said lets being jointly forty six feet eleven inches on Green Street and about ninety nine feet five inches in depth. Also all that certain piece or parcel of ground with the buildings thereon known as lot No. two on map No. fourteen in Book of Maps aforesaid situate, lying and being on the south side of Washington Street between Hawk and Swan Streets in the Second Ward of the City of Albany and bounded as follows. On the north by Washington Street on the east by lot No. three on map aforesaid, on the south by parts of lets Nos. thirteen and fourteen on map aforesaid, and on the west by lot No. one on same map said lot being twenty feet one inch in front and rear and seventy four feet six inches in depth. Also all that certain piece or parcel of ground known as lot No. three on map No. Seventeen in Book of Maps aforesaid situate, lying and being on the Albany pier being part of lot No. one hundred and thirteen of pier lets and bounded as follows. On the north by part of Lot No. One hundred and thirteen of pier lets and by lot No. two on map aforesaid and on the south by lot No. one hundred and fourteen of pier lets said lot being twenty two feet in front and rear. To have and to hold the said premises above described with the appurtenances unto the said parties of the Second part their heirs, executors, administrators and assigns as joint tenants, and not tenants in common. IN TRUST to receive the rents and profits thereof and after deducting the expenses of executing this trust and a reasonable compensation and the rent herein reserved to apply the residue of the said rents and profits to the sole and separate use of Elizabeth Nett wife of Benjamin Nett during her life exclusive of all control of her present or any future husband and after the death of the said Elizabeth to apply the rents and profits of one equal third part of the said premises to the use of her husband Benjamin Nett during his life and to convey the remaining two thirds of the said premises to such descendants of the said Elizabeth then living in fee. And in such proportions as she shall by any instrument under her hand