Eighty Seven Between James Sterling of the Town and County of Baltimore in the State of Maryland Merchant of the one part and John Bauder of the same Place Farmer of the other part Witnesseth that the said James Sterling for and in Consideration of the Payment of the Rents and performance of the Covenants and Agreements herein after Mentioned on the Part and behalf of the said John Bauder his Executors Administrators and Assigns to be paid done Kept and Performed hath Granted Demised Leased Set and to farm Letten and by these Presents Doth Grant demise Lease set and to farm Lett unto him the said John Bauder his Executors Administrators and Assigns all that Piece or parcel of Ground being part of a Lot of Ground Situate lying and being in Baltimore Town and distinguished on the Plan of the said Town by the Number Eighty five Beginning for the part hereby demised at the South East Corner of Said Lot on Frederick Street and Running thence West Parallel with Baltimore Street Sixty Six feet then North Parallel with Gay Street thirty one feet Six Inches then East Parallel with Baltimore Street to Frederick Street then South bending on Frederick Street to the Beginning with all and singular the Premises thereon being and Appurtenances thereto belonging To Have and To Hold the said Piece or part of a Lot of Ground and Premises with all and every Appurtenance unto the said John Bauder his heirs Executors Administrators and Assigns from the second day of February last Past for and during and unto the full End and Term of Ninety nine years thence next Ensuing and fully to be Compleat and Ended. Yielding and Paying therefor yearly and Every Year unto the said James Sterling his Executors Administrators or Assigns the yearly Rent or Sum of four Pounds four Shillings Sterling money at or upon the Second day of February in each year and if it shall happen that the said Yearly Rent or any part thereof shall be behind or unpaid by the space of Sixty days Next after any of the days or times whereon the same is Reserved to be paid it shall and may be Lawfull to and for the said James Sterling his Executors Administrators or Assigns into the or their former Estate Right Title and degree to Enter until the said Rents or Arrearages of Rents together with his or their proper Costs and Charges be fully paid and Satisfied and the said John Bauder for himself his heirs Executors Administrators and Assigns doth Covenant promise Grant and Agree to and with the said James Sterling his heirs and Assigns by these Presents that the said John Bauder his Executors Administrators or some of them shall and will well and truly pay or Cause to be paid unto the said James Sterling his heirs or Assigns the aforesaid Yearly Rent or Sum of four Pounds four Shillings Sterling Money at the days and times and in Manner and form as the same is above Reserved to be paid and the said James Sterling for himself his heirs Executors Administrators and

and Every of them Doth hereby Covenant Promise and Agree to and with the said John Bauder his Executors Administrators and Assigns in Manner and form following that is to say that he the said James Sterling his Executors Administrators or Assigns shall and will at any time or times hereafter during the Continuance of the demise hereby made upon the Reasonable Request and at the Proper Costs and Charges in the Law of him the said John Bauder his Executors Administrators or Assigns and upon his or their paying or tendering Payment of the Sum of Four Pounds four Shillings Sterling Money as and in the name of a fine for Renewment make and Execute to him the said ~~the said~~ John Bauder his Executors Administrators or Assigns so Requesting paying or tendering in Payment as aforesaid a new Lease or Demise of the said hereby demised Premises for Other Ninety nine years to take Effect and Commence at the End and Expiration of the demise hereby made and under the same Rents and with the Like Covenants Clauses and Agreements as are in these Presents Contained so that this Present demise shall and may be Renewable and Renewed from time to time for ever And that he the said John Bauder his Executors Administrators and Assigns upon his or their Paying the Rents reserved as aforesaid shall and may Peaceably and Quietly have hold Use Occupy Possess and Enjoy for and during the term hereby Letten without the Least Suit Trouble hindrance Interruption Molestation or denial of him the said James Sterling or any other Person whatever It is also further Agreed Between the Parties aforesaid that four feet of Said Leased Lot be Left for one half of an Alley Charles Frederick Weiner that having Left other four feet for the other half making an Alley of Eight Feet as it now Stands Agreeable to a former Indenture given by John Cornthwait to said James Sterling and that the other part of said Lot fronting on Gay Street have the Priviledge of and free Access thro said Alley without the Least Interruption or Molestation from him the said John Bauder his Executors Administrators or Assigns In Witness whereof the said Parties to these Presents have Interchangeably Set their hands and Affixed their Seals the day and year above Written

Signed Sealed & Delivered In the Presence of Joseph Smith Samuel Vincent } James Sterling (Seal) Johannes Bauder (Seal)

Baltimore County ss On the 27th day of April 1787 Came before us the Subscribers two of the Justices of the Peace for said County the Parties to the within and Severally Acknowledged the same to be their Respective Acts and deed According to the true Intent and Meaning thereof Acknowledged before Isaac Vibber Jno: Russell

Received to be Recorded the 19th day of Septr 1787 same day Recorded and Examined

W Gibson Clk