1961 Anne C. Murray [illegible] M.S. 1799

LEASE

THIS LEASE, Made this 6th day of May, 1961, between ANN CHESTON MURRAY and ADELAIDE FORBES COLHOUN (Landlord) and HUGH D. WHALL and SALLY B. WHALL, his wife (Tenant).

In consideration of the premises and the mutual covenants hereinafter set forth, the Landlord hereby leases to Tenant, and Tenant rents from Landlord the hereinafter described premises, upon the terms and conditions hereinafter set forth.

PREMISES: That part of "Ivy Neck Farm" situate in Anne Arundel County, State of Maryland (as described in a Deed recorded among the Land Records of Anne Arundel County, Maryland in Liber S.H. 25, Folio 143), described as follows:

> "That approximately rectangular parcel of land on which is situate a frame house known as "Forbes House", the Eastern boundary of said parcel extending approximately one thousand (1,000) feet along a tree line which is approximately one hundred twenty-five (125) feet directly to the East of "Forbes House", the Northern boundary of said parcel being approximately two hundred fifty (250) feet long extending Westerly in a perpendicular direction across the water from the Northern end of said Eastern boundary, the Western boundary of said parcel extending approximately one thousand (1,000) feet along a tree line in a perpendicular direction Southerly from said Northern boundary to a dirt road, the Southern boundary of said parcel extending Easterly in a perpendicular direction from said Western boundary along said dirt road to the Southern extremity of the Eastern boundary."
>
> Together with all appurtenances thereto, including the frame building known as "Forbes House", the right to use adjacent waters, and together with means of ingress and egress from the leased premises.

TERM: The term of this lease shall be 14 years and no days, beginning on May 10, 1961. and ending on May 10, 1975.

RENT: As rent for the leased premises, Tenant shall pay to Loyola Federal Savings and Loan Association all payments required by mortgage of even date herewith. In the event that Tenant shall fail to make any or all of such payments, the Landlord may make same at Landlord's option.

SUBORDINATION: This lease shall be subordinate to the operation and effect of any mortgage or deed of trust now or hereafter placed upon "Ivy Neck Farm", or any part thereof, and in default of such mortgage or deed of trust and any foreclosure pursuant thereto, Tenant's rights may be extinguished at the option of any bona fide purchaser pursuant to such foreclosure.

TAXES: Landlord shall pay all real estate taxes levied upon or assessed against the premises until such time as the leased premises may be assessed separately from the remainder of "Ivy Neck Farm", at which time Tenant shall pay all such real estate taxes assessed to the leased premises.

ASSIGNMENT AND SUB-LETTING: Tenant will not assign this lease or sub-let the leased premises or any part thereof. without approval of all parties.

DEFAULT: In the event of default in payment of the rent or any part thereof by the Tenant, Landlord may make any such payment and Landlord shall then have the right of recovery against Tenant.

RECORDING: The parties agree that this lease shall not be recorded.

WITNESS the hands and seals of the parties hereto as of the day and year first above written.

WITNESS:

Martha R. Wiseman	Anne C. Murray Ann Cheston Murray	(SEAL)
Martha R. Wiseman	Adelaide Forbes Colhoun Adelaide Forbes Colhoun	(SEAL)
Martha R. Wiseman	Hugh D. Whall Hugh D. Whall	(SEAL)
Martha R. Wiseman	Sally B. Whall Sally B. Whall	(SEAL)

STATE OF MARYLAND
COUNTY OF Prince Georges to wit:

I HEREBY CERTIFY, That on this 6th day of May, 1961, before me, the subscriber, a Notary Public of the State and County aforesaid, personally appeared Ann Cheston Murray, Adelaide Forbes Colhoun, Hugh D. Whall and Sally B. Whall, his wife, and acknowledged the foregoing Lease to be their act.
AS WITNESS my hand and Notarial Seal.

Martha R. Wiseman
Notary Public

My Commission Expires: May 6th 1961.