pence each, on the first day of September in each and Every year during the Continu-
of this present demise and if it shall happen that the said yearly Rent or sum
of six pounds shall be in arrear and unpaid by the space of Sixty days next
after the time on which the same is above Reserved to be paid the same being
first lawfully demanded that then it shall and may be lawful to and for
the said John Eager Howard his heirs or Assigns into the said demised premises
or any part thereof in the name of the whole to Reenter and the same to have again
Repossess Occupy and enjoy and in his or their former Estate until all such
arrearages of Rent with Legal Interest therefore and all and every Cost charge
and Expence incurred by the said John Eager Howard his heirs or Assigns
by Reason of the Non payment of the said Rent shall be fully satisfied
and paid or make distress therefore at his or their Option and also if the
yearly Rent or sum of six pounds shall be in arrear and unpaid by the space of
One whole year next after the time on which the same is above Reserved to be
paid the same being first lawfully demanded that then it shall and may be
Lawful to and for the said John Eager Howard his heirs or Assigns into the
said demised premises or any part thereof in the name of the whole to Reenter
and the same to have again Repossess Occupy and Enjoy, as in his or their
former Estate and that then and in such Case this Indenture and every
Clause Matter and thing therein Contained shall from thence forth be utterly
Void and of none Effect, and the said George Steinbeck for himself his Executors
administrators and Assigns doth Covenant and Agree to and with the said
John Eager Howard his heirs and Assigns well and truly to pay the above
Reserved yearly Rent or sum of Six pounds at the time above limited for the
payment of the same and the said John Eager Howard for himself his
Heirs and Assigns doth hereby Covenant and agree to and with the said George
Steinbeck and his Assigns, that he the said George Steinbeck and his Assigns
on the payment of the Rent and performance of the Covenants hereinbefore
Mentioned and Reserved on the part of the said George Steinbeck and
his Assigns to be paid and performed shall and may peaceably and
Quietly have hold use Occupy possess and Enjoy the above demised Land
and premises with their and every of their Appurtenances for and during
the aforesaid term of Ninety Nine years for which the same is above demised
without the Let trouble or Interruption of him the said John Eager
Howard his heirs or Assigns or any other person or persons claiming any thing
therein by from or under him them or any of them or by his or their privity
or procurement and also that the said John Eager Howard his Heirs and
Assigns at any time or times hereafter during the Continuance of this present
demise on the Request and at the Cost and Charge of him the said George
Steinbeck and his Assigns, and on his or their Payment or tendering in payment
the sum of Six Pounds in like money as aforesaid as a fine therefore to the said
John Eager Howard his heirs and Assigns make and Execute or cause to be
(made)

Made or Executed a New Lease of the above demised Land and premises
for other Ninety Nine years to Commence and take effect from and at
the end of the term for which the same is above demised, subject to the
same Rents and Under the like Covenants Clauses and Agreements as are herein
before mentioned so that this present demise may be Renewable and Renewed
forever. In Witness whereof the parties hereto have set their hands and
affixed their seals the day and year first above written. ---------

Signed Sealed and Delivered in presence of } J. E. Howard (Seal)
Jno. M'Clellan Jr. Nicht. G. Ridgely } George Steinbeck (Seal)

Baltimore County to wit. On the fourth day of June in the year Seventeen
Hundred and Ninety four Came before us the Subscribers two of the Justices of
the peace in and for the County aforesaid the within named John Eager
Howard and George Steinbeck who severally acknowledged the within Instrument
of writing to be their Respective Act and Deed according to the true Intent and
Meaning thereof acknowledged before Geo. Salmon Thos. Elliot

Received to be Recorded the 18th day of June 1794 same day Recorded & Examined
per Wm. Gilson Clk.

Benedict Hurst to Matthew Turner
Lease

This Indenture made this 9th day of January in the year of our Lord Seventeen Hundred & Ninety four Between Benedict Hurst of Baltimore County of the one part and Matthew Turner of the other part

Witnesseth that the said Benedict Hurst for and in consideration of the after Mentioned Rents and Covenants hath Lett & to farm Set, and by these presents Doth let & to farm Set unto the said Matthew Turner his heirs and Assigns two Tracts of Patent Land, and One tract of Leased Land lying on or near the York road in the Neighbourhood of the place where he said Hurst now lives together with the houses Out houses & all Improvements thereon & appurtenances thereunto belonging to be holden by him the said Matthew Turner his heirs & Assigns from the first day of March Next to Come for the term of ten years fully to be Compleat & Ended, together with a set of Smiths tools & Shop and also a Still and all Necessarys & Conveniences to them belong and said Turner doth Covenant and Agree to pay to said Hurst Annually the rent of thirty pounds p Annum Except the first year the Rent of which is to be forborn untill the last year he paying Interest thereon, and said Turner is not to clear any New land Except what meadow he pleases for Cultivation but has liberty to take wood for firing for the use of the premises and for Repairing & Renewing the Fences and other Necessary repairs which he May want, and it is Agreed by both parties that said Matthew Turner may at any time within the said term on finding that he cannot afford to pay so much Rent Deliver up to said Hurst the premises who is hereby Obliged to Receive the Same on Notice given him. and likewise Agreed on between the said Parties that Turner or Assigns shall build a barn of two pens & a Thrashing floor between