Granted bargained and to farm letten, and by these presents Doth demise grant bargain
and to farm let unto the said John Brady his Executors Administrators and Assigns
all that part of a Tract of Land Called Rogers Inspection Situate near Adjoining
Baltimore Town fully described in a plat thereof being part of the lot Number
36 Beginning for the same on the north west side of Britain Street at the
North East Corner of Lot No. 139 and running North westerly binding on the
Last mentioned Lot two hundred feet to Lot No. 145 then Northerly binding
thereon forty feet then South Easterly parallel with Doctors Alley to Britain
Street two hundred feet then Southerly binding on Britain Street forty feet
to the begining. Together with all Improvements thereon made Lanes Alleys
ways Waters privileges Easements Emoluments and Advantages to the said
part of Lot belonging, or in any wise appertaining To have and To hold
the said part Lot of ground and premises with their and every of their
appurtenances unto the said John Brady Executors administrators and
Assigns from the day next before the day of the date of these presents for and
during and until the full end and term of Ninety Nine years from thence
Next ensuing fully to be Complete and Ended Yeilding and paying therefor
to the said Charles Rogers his Heirs and Assigns the yearly Rent or sum of
forty shillings Sterling Money on the first day of January in each and
every year during the Continuance of this present Demise and if it
shall happen that the said yearly Rent or sum of Forty Shillings Sterling
Money shall be in arrear and unpaid by the space of Thirty 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 Charles Rogers 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 until all such Arrearages of Rent with legal
Interest therefore and all and every Cost charge and Expence incurred by
the said Charles Rogers his heirs or Assigns by Reason of the Non
payment of said Rent shall be fully satisfied and paid or make satisfy
therefore at his or their Option - and also if the said yearly Rent or sum of
Forty shillings Sterling money 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 Charles Rogers 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)

therein Contained shall from thence forth be utterly void and of none Effect.
and the said John Brady doth for himself his Heirs Executors and Administrators Covenant and Agree with the said Charles Rogers his heirs and
Assigns, that he the said John Brady and his Assigns shall within the
term of two years from then date hereof Erect and build a good and Substan-
tial Building and Improvements of the yearly Value of Six pounds Current
Money, and in Case the said building shall not be erected within the said
Term then the said John Brady for himself his heirs administrators and
Assigns doth Covenant to pay to the said Charles Rogers his heirs and Assigns
the annual sum of Forty Shillings Sterling money Exclusive of and in
addition to the Rent already Reserved, which said additional sum of Forty
shillings Sterling money shall be regularly and duly paid every year until
the said Buildings are Erected, and then to cease and not before, and the
said John Brady for himself his Executors administrators and Assigns
Doth Covenant and Agree to and with the said Charles Rogers his heirs and
Assigns well and truly to pay the above Reserved yearly Rent or sum of Forty
Shillings Sterling money at the time above limited for the payment of the
same, and the said Charles Rogers for himself his heirs and Assigns doth
hereby Covenant and Agree, to and with the said John Brady and his Assigns
that he the said John Brady and his Assigns on the payment of the Rent and
Performance of the Covenants herein before mentioned and Reserved on the part
of the said John Brady 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 afore said term of Ninety Nine years for which the same is
above Demised without the let trouble or Interruption of him the said
Charles Rogers 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 Charles Rogers 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 John
Brady and his Assigns and on his or their payment or tendering in payment
the sum of Forty shillings Sterling Money as a fine therefor to the said
Charles Rogers his heirs and Assigns make and Execute, or cause to be made
and Executed a New Lease of the above demised Land and premises for the
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
(to)