the one part and Christian Frederick Ahler of the same County Carpenter of the other part witnesseth that the said John Eager Howard for and in Consideration of the payment of the Rents and performance of the Covenants herein after mentioned on the part of the said Christian Frederick Ahler and his assigns to be paid and performed Hath demised granted Leased and to farm Letten and by these Presents Doth demise grant Lease and to farm let unto the said Christian Frederick Ahler his Executors Administrators and assigns all that piece or parcel of Ground Contiguous to Baltimore Town which is Contained within the following Metes and bounds to Wit Beginning on the west side of Eutaw Street and at the distance of Thirty eight feet and three inches South from the South West Corner of Eutaw Street and Cider Ally and running thence South bending on Eutaw Street Thirty Eight feet to a Lot heretofore sold to John Hammond thence west parallel with Lombard Street One hundred and Twelve feet and nine inches thence North parallel with Eutaw Street thirty eight feet to a Lot based to Daniel Cromer thence east binding on said Lot to the beginning Together with all improvements thereon made Lanes Alleys Ways Waters Rivulets Easements Emoluments and advantages to the said piece or parcel of Ground belonging or in any wise appertaining To Have and To Hold the said piece or parcel of Ground and Premises with their and every of their appurtenances unto the said Christian Frederick Ahler his 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 Yielding and paying therefore to the said John Eager Howard his heirs and assigns the Yearly Rent or Sum of Six pounds five shillings in Half Johannes at three pounds each and mexican Dollars at five shillings and six pence each on the first day of September 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 Six pounds five shillings 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 thus 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 Enter 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 therefor 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 therefor at his

(or)

or their option And also if the said Yearly Rent or Sum of Six pounds five Shillings 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 Enter 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 thenceforth be utterly void and of none effect and the said Christian Frederick Ahler 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 five shillings 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 Christian Frederick Ahler and his assigns that he the said Christian Frederick Ahler 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 Christian Frederick Ahler 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 Christian Frederick Ahler and his assigns and on his or their payment or tendering in payment the Sum of Six pounds five Shillings in like money as aforesaid as a fine therefor to the said John Eager Howard his heirs and assigns make and Execute or cause to be 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 for ever In Witness whereof the Parties hereto have set their hands and affixed their Seals the day and Year first