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 John Evolt his Executors Administrators and assigns all that half Lot or
parcel of Ground situate lying and being in Howards late addition to Baltimore
Town being one half part of Lot number Seven hundred and Eighty nine
Beginning for the same on the South side of Bane Street and one hundred
and fifty three feet West from the intersection of Bane and Sharpe Streets
and running west with Bane Street Thirty three feet then South to Wel-
come alley then binding on Welcome alley East Thirty three feet then North
to Bane Street to the place of beginning Together with all Improvements thereon
made lanes alleys ways waters Privileges Easements Emoluments and ad-
vantages to the said half Lot of Ground belonging or in any wise appertaining
To have and To hold the said half Lot of Ground and Premises with their
and every of their appurtenances unto the said John Evolt his Executors Ad-
ministrators 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
therefor to the said John Eager Howard his heirs and assigns the Yearly Rent
or Sum of Four Pounds Currency on the first day of September in each and
every year during the Continuance of this present Demise and if it shall hap-
pen that the said Yearly Rent or Sum of four Pounds shall be in arrear and
unpaid by the space of Forty 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 as in his or
their former Estate until all such Arrearages of Rent with Legal Interest thereon
and all and every cost Charge and Expence incurred by the said John Eager How-
ard 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 their option and
also if the Yearly Rent or Sum of four Pounds shall be in arrear and un-
paid 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 henceforth be
utterly void and of none Effect. And the said John Evolt for himself his Executors Admini-
strators 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 four 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 John Evolt and his assigns that he the
said John Evolt 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 Evolt 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 procure-
ment 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 John Evolt and his
assigns and on his or their payment or tendering in payment the sum of four
Pounds 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 and
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 have set hereto their hands and affixed their seals the day
and year first above written. J. E. Howard (Seal) John his mark Evolt (Seal)
Signed Sealed & Delivered in the presence of } Baltimore County Set. On the eighteen-
Geo Salmon Jas. Calhoun } :enth day of September 1794 came
before us two Justices of the peace in and for the County aforesaid John Eager
Howard and John Evolt who severally acknowledged the within instrument
of Writing as their respective act and Deed according to the true intent and
meaning thereof. Acknowledged before. Geo Salmon. Jas. Calhoun
Received to be recorded the 18th day of Sept. 1794 same day Recorded Recd. W. Pilson Jr.