feet then binding on Lot No 124 One hundred and Ten feet to Bulain
Street then Southerly binding on Bulain Street Eighty feet to the beginning
Together with all Improvements thereon made Lanes Alleys Ways Waters
Privileges Easements Emoluments and Advantages to the said Lot of Ground
belonging or in any wise appertaining To have and To Hold the said Lot of
Ground and Premises with their and every of their Appurtenances unto the said
John Sands his Executors Administrators and Assigns from the daymentioned 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 Charles Rogers his Heirs and
Assigns the Yearly Rent or Sum of Six pounds Thirteen Shillings and four
pence Current Money of Maryland 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 Six pounds Thirteen Shillings and
four pence Current Money as aforesaid 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 re-
enter 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 Charles Rogers
his Heirs or Assigns by reason of the Nonpayment of the said Rent shall be
fully Satisfied and paid or make distress therefore at his or their Option
And also if the said Yearly Rent or Sum of Six pounds Thirteen Shillings and
four pence Current Money as aforesaid 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 lawfull 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 Contained shall from thenceforth
be utterly void and of none Effect. And the said John Sands 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 Sands and



Assigns shall within the Term of Two Years from the date hereof erect
and build a good and Substantial building of the yearly value of Seven
Pounds Current money and in case the said Building shall not be Erected
within the said Term then the said John Sands for himself his Heirs
administrators and Assigns doth Covenant to pay to the said Charles Rogers
his Heirs and Assigns the annual Sum of Seven pounds Current Money as
aforesaid Exclusive of and in Addition to the Rent already reserved: which
said Additional Sum of Seven pounds Current 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 Sands 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 Six pounds thirteen Shillings and four pence Current
Money as aforesaid 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 Sands and his Assigns that
he the said John Sands 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 Sands and his Assigns to be paid and performed shall and may peace
ably 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 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 purchase
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 Sands
and his Assigns and on his or their payment or tendering in payment the
sum of Six pounds thirteen Shillings and four pence Current Money as
aforesaid as a fine therefore 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 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 Tes-
timony whereof the parties hereto have set their hands and affixed their