assigns all that part of certain Lots of Ground in Baltimore Town on Fells point known by the Number one hundred and thirty nine and one hundred and forty which is not already Leased Let or sold by the said Robert Walsh unto Robert Conway Thomas B Hugo William Hasty Conrad Small and Thomas Moore and Robert Moore: together with all the Buildings and improvements thereon being and the appurtenances thereto belonging, and all the Ways, Waters Easements, Profits, or advantages thereof or in anywise appertaining To have and To Hold the said piece or parcel of Ground with the Buildings and improvements and premises hereby demised with the appurtenances unto the said Thomas B Hugo his heirs Executors Administrators and assigns for and during and until the full end and Term of ninety nine Years to commence from the Sixteenth day of June last under and Subject to the Conditions, Provisions and Limitations herein mentioned. Yielding and Paying therefore yearly and every year during the said Term unto the said Robert Walsh his Representatives heirs Executors Administrators and assigns the sum of three hundred Dollars in Gold or Silver on the sixteenth day of June in each and every year during this demise. And the said Thomas B Hugo for himself his heirs Executors Administrators and assigns and every of them doth hereby Covenant promise grant and agree to and with the said Robert Walsh his heirs Executors administrators and assigns and every of them that he or they shall and will well and truly yearly and every year as before mentioned during the said Term or Demise pay to him the said Robert Walsh his Representative heirs Executors Administrators and assigns the said sum of three hundred Dollars reserved as the rent of the same: and that it shall and may be lawful for the said Robert Walsh his heirs Executors Administrators and assigns to distrain in and upon any part of the hereby demised Premises for the rent as aforesaid upon nonpayment thereof as before mentioned. And the said Robert Walsh for himself his heirs Executors Administrators and assigns doth hereby Covenant promise grant and agree to and with the said Thomas B Hugo his heirs and assigns that he the said Robert Walsh his heirs and assigns shall and will at the cost and charge of the said Thomas B Hugo his heirs Executors Administrators and assigns and at his and their Request and upon his or their paying or tendering in payment the sum of three hundred Dollars as aforesaid in the name and as a fine for Renewment at any time during the Continuance of this Demise make and execute to him the said Thomas B Hugo his heirs

Executors Administrators and assigns so Requesting and Tendering as aforesaid a new Lease or Demise of the hereby demised Premises for other ninety nine Years to commence and take Effect at the end of the Term for which the same is hereby demised and upon the same Rent and with and under the like Covenants Provisions and Agreements as are herein Contained so that this present demise shall and may be Renewable and Renewed forever. And it is also provided and hereby Covenanted granted Concluded and agreed by and between the said parties to these presents for themselves their heirs Executors Administrators and assigns respectively that in case there shall be default in payment of any one Years Rent for the Space of three months after the same ought to have been paid as aforesaid and that there shall not be sufficient on the said premises to secure the Yearly Rents by destraint that then it shall and may be lawful upon any such default as aforesaid Contrary to the true intent and meaning of these presents for him the said Robert Walsh his Representatives heirs Executors Administrators or assigns into the said demised premises or into any part thereof in the name of the whole to Reenter and the same again to hold Repossess and enjoy as in his and their former Estate until all such Arrearages of Rent with Interest thereon duly fully paid and every Loss and damage by the Lessor his heirs or assigns by reason of nonpayment of the said Rent to be wholly Repaid and satisfied. and the said Robert Walsh for himself his heirs and assigns doth hereby Covenant and grant to and with the said Thomas B Hugo his Executors Administrators and assigns that on the payment of the Rents as the same are above Reserved to be paid and performance of the Covenants and agreements above Specified on the part of the said Thomas B Hugo to be paid and performed he the said Thomas B Hugo and his assigns shall and may peaceably and quietly enter into have hold use occupy possess and enjoy the above demised premises with their appurtenances for and during the Term above mentioned without the Let Trouble hindrance or Interruption of him the said Robert Walsh his heirs or assigns or any other person or persons claiming any Estate therein by from or under him them or any of them saving and Reserving however and it is agreed to by both the parties to these presents that the Lot or piece or parcel of Ground adjoining to the hereby demised premises on Georges Street and the owners and possessors thereof shall be entitled to the Use of a three feet alley which is