Ended Yielding and Paying therefor to the said Eleanor Addison Smith
her heirs and assigns the yearly rent or sum of Three pounds Sterling money
(Exclusive of all manner of Taxes or assessments hereafter to be laid on said
Lot) on the Twenty fifth day of March in each and every year during the Conti-
nuance of this present demise, And if it shall happen that the said yearly
rent or sum of Three pounds 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 Eleanor Addison Smith her 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 Eleanor
Addison Smith her heirs or assigns by reason of the nonpayment of the said
rent shall be fully satisfied and paid or make distress therefore at her or their
option, and also if the yearly rent or sum of Three pounds 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 Eleanor Addison
Smith her heirs and 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 her or their former Estate and that then and in such case this
Indenture and every clause matter and thing therein contained shall from thence
forth be utterly void and of none effect. And the said John Kelp doth for
himself his heirs Executors and Administrators covenant and agree with the said
Eleanor Addison Smith her heirs and assigns that he the said John Kelp and
his assigns shall within the Term of Two years from then date hereof erect
and build a good and substantial Improvement on said Lot of the yearly
value of Ten pounds Current money, and in case the said Building shall
not be erected within the said Term then the said John Kelp for himself
his heirs administrators and assigns doth covenant to pay to the said
Eleanor Addison Smith her heirs and assigns the annual sum of Three pounds
Sterling money exclusive of and in addition to the rent already reserved which
said additional sum of three pounds 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 Eleanor John Kelp for himself his
(heirs)

heirs Executors administrators and assigns doth covenant and agree to
and with the said Eleanor Addison Smith her heirs and assigns well and
truly to pay the above reserved yearly rent or sum of Three pounds Sterling
money at the time above limited for the payment of the same. and the said
Eleanor Addison Smith for herself her heirs and assigns doth hereby covenant
and agree to and with the said John Kelp and his assigns, that he the said
John Kelp 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
Kelp 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 her the said Eleanor Addison Smith her heirs or assigns or any other person
or persons claiming any thing therein by from or under her them or any
of them or by her or their privity or procurement. and also that the said
Eleanor Addison Smith her 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 Kelp and his assigns and on his or their pay-
ment or tendering in payment the sum of Three pounds Sterling money as a
fine therefore to the said Eleanor Addison Smith her 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 Witness whereof the parties hereto have set their hands
and affixed their Seals the day and year first above written.

Signed Sealed and Delivered in presence of } Eleanor Addison Smith (Seal)
Jno Merryman. John Price Gill } John his mark Kelp (Seal)

Baltimore County to wit on the second day of april one thousand seven
hundred and ninety five before us the Subscribers Two Justices of the
peace in and for the County aforesaid, Came Eleanor Addison Smith
and John Kelp parties to the within Indenture of Lease and acknowledge
the same as for their act and deed according to the true intent and
meaning thereof acknowledged before Geo Salmon. Ro G. Rees Reg
received to be recorded the 2nd day of april 1795 same day recorded and
exam? W Gibson