beginning aforesaid Together with all Improvements thereon made Lanes alleys
ways waters previledge Easements Emoluments and advantages to the said Lot
piece or parcel of Ground belonging or in any wise appertaining To have and
To Hold the said Lot or parcel of Ground and premises with their and every of
their appurtenances unto the said Benjamin James Mercer his Executors Admi-
nistrators 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 Richard Cromwell his heirs and assigns the yearly rent or sum of Twenty Eight
pounds Current money of Maryland Together with all Taxes and assessments
which may be levied on said premises during said demise on the Twenty third
day of June 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 Twenty
Eight pounds Current money shall be in Arear 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 Richard Cromwell 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, untill all such Arearages of rent with Legal Interest therefore
and all and every Cost Charge and Expences incurred by the said Richard Cromwell
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 yearly rent or sum of Twenty Eight pounds Current money
as aforesaid shall be in Arear 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 Richard Cromwell 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 Benjamin James Mercer for himself his
Executors Administrators and assigns Doth Covenant and agree to and
with the said Richard Cromwell his heirs and assigns well and truly to pay
the above reserved yearly rent or sum of Twenty Eight pounds Current
money aforesaid at the time above limited for the payment of the same

(And)

And the said Richard Cromwell for himself his heirs and assigns doth hereby
Covenant and agree to and with the said Benjamin James Mercer and his assigns
that he the said Benjamin James Mercer 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 Benjamin James Mercer 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 Lett trouble or Interruption of him
the said Richard Cromwell 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 Richard Crom-
well 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 Benjamin James Mercer his heirs or assigns and on his or their payment
or tendering in payment the sum of Twenty Eight pounds Current money
aforesaid to the said Richard Cromwell his heirs or assigns as a fine therefor
he the said Richard Cromwell and his heirs and assigns shall and will 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. Richard Cromwell (Seal)

Signed Sealed and delivered in the presence of Benj.n J.s Mercer (Seal)

The word "first" being first Interlined Geo Salmon } Memorandum it
is understood and Intended by the parties to this Indenture that the above
reserved rent is to be paid by the said Benjamin James Mercer and his assigns
to the said Richard Cromwell his heirs or assigns free and clear of and from
all deductions for Taxes assessments Levies or any other matter or thing
whatsoever to which the said demised premises may be liable during the
Continuance of said demise to which they hereto set their hands and seals
at the time of Executing the above Lease. Richard Cromwell (Seal)

Witness note the word Benjamin being Benj.n J.s Mercer (Seal)

first Interlined Geo Salmon } Maryland Baltimore County to
wit On the Twenty third day of June 1795 before us the Subscribers
two of the Justices of the peace for the County aforesaid Came the within

(named)