thence north parallel with Paca Street five feet, thence west parallel with Mulberry Street Seventy one feet to a twenty feet alley, thence North binding on said alley Eighteen feet thence East parallel with Mulberry Street one hundred and forty two feet to Paca Street thence South binding on Paca Street Twenty three feet to the beginning – Together with all Improvements thereon made Lanes alleys Ways Waters privileges Easements Emoluments and advantages to the said piece or parcel of Ground belonging or in any wise appertaining To Have and To Hold the said piece or parcel of Ground and premises with their and every of their appurtenances unto the said Frederick Lenhart his Executors administrators 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 John Eager Howard his heirs and assigns the yearly rent or sum of four pounds six shillings and three pence in half Johannes at three pounds each and mexican dollars at seven shillings and five pence each on the first day of September in each and every year during the Continuance of this present demise – And if it shall happen that the said yearly rent a sum of four pounds six shillings and three pence 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 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 Howard 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 a sum of four pounds six shillings and three pence shall be in arrear 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 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 thenceforth

be

be utterly void and of none Effect and the said Frederick Lenhart for himself his Executors Administrators 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 a sum of four pounds six shillings and three pence 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 Frederick Lenhart and his assigns that he the said Frederick Lenhart 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 Frederick Lenhart 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 procurement: 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 Frederick Lenhart and his assigns and on his or their payment or tendering in payment the sum of four pounds six shillings and three pence in like money as aforesaid as a fine therefore 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 forever – In Witness whereof the parties hereto have set their hands and affixed their Seals the day and year first above Written. J H Howard (Seal)

Signed Sealed and Delivered in the presence of Fred^k Lenhart (Seal)

Geo Salmon. Hugh Daugherty } Baltimore County to wit on the ninth day of September in the year seventeen hundred and Ninety five Came before us the subscribers Two of the Justices of the peace in and for the County aforesaid the within named John Eager Howard and Frederick Lenhart and Severally acknowledged the within Instrument of Writing to be their respective act and deed according to the true intent and meaning thereof. Acknowledged before. Geo Salmon. Geo Scud. Chesley

Received to be recorded the 9th day of Sep^t 1795 same day recorded & exam^d Wm Gibson Clk