and running thence Westerly binding on Baltimore Street Continued thirty feet thence Northerly parallel with said alley one hundred and fifty five feet to a twenty feet alley thence East binding on said Twenty feet alley thirty feet thence Southerly binding on the said nineteen and one half feet alley One hundred and fifty five feet to the place of beginning Together with all Improvements thereon made lanes alleys ways waters previliges Easements Emoluments and Advantages to the said part of a lot of ground belonging or in any wise appertaining To have and to Hold the said part of a lot of ground and premises with their and every of their appurtenances unto the said Christian Baum 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 therefor to the said Henry Keerl his heirs or assigns the yearly rent or sum of Nine pounds Current money in half Johannes at three pounds each or mexican Dollars at seven shillings and six pence each clear of all deductions abatements discounts and defalcations for Taxes assessments Subsidies and other public dues of every kind which may at any time hereafter be laid levied Imposed or assessed on the said part of a lot of ground and premises either by Act of Assembly or otherwise on the third day of July 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 Nine pounds 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 Henry Keerl 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 therefor and all and every Cost Charge and expence incurred by the said Henry Keerl his heirs or assigns by reason of the non-payment of the said rent shall be fully satisfied and paid or make distress therefor at his or their option. And also if the yearly rent or sum of Nine pounds 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 Henry Keerl 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

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 Christian Baum for himself his Executors administrators and assigns doth Covenant and agree to and with the said Henry Keerl his heirs and assigns well and truly to pay the above reserved yearly rent or sum of nine pounds at the time above limited for the payment of the same. And the said Henry Keerl for himself his heirs and assigns Doth hereby Covenant and agree to and with the said Christian Baum his assigns that he the said Christian Baum 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 Christian Baum 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 Henry Keerl 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 Henry Keerl 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 Christian Baum and his assigns and on his or their payment or tendering in payment the sum of nine pounds as a fine therefor to the said Henry Keerl 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.

Henry Keerl (Seal)

Christian Baum (Seal)

Signed Sealed and Delivered in the presence of Nicholas Tschudy

Baltimore County ss: On this Eighteenth day of December 1795 personally appeared before us the Subscribers two Justices of the peace in and for the County aforesaid the within named Henry Keerl and Christian Baum and acknowledged the within Indenture of Lease to be their respective act and Deed according to the true intent and meaning thereof - Acknowledged Before Sa: Calhoun - John Moale

Received to be recorded the 18th day of December 1795 same day recorded and examined Wm Gibson Cl.