to farm let unto the said Paul Bartholomew Keyman Livingston his Executors
administrators and assigns all that part of a lot piece or parcel of ground
Situate lying and being near to Baltimore Town on Public Lane which is
Contained within the meets and bounds Courses and Distances following to wit
Beginning for the same at the north East Corner of a lot of ground
and House now in the occupation of a Certain Joseph Lemaine and at the
distance of Sixteen feet five Inches from the Northerly Intersection of new Street
and Public Lane and running Northerly on public Lane twenty seven feet
Two Inches to a passage thence Westerly parallel with New Street twenty four feet
five Inches more or Less to a lot and premises now in the Occupation of a Certain
Catherine Shaw or her under Tenants thence Southerly binding on the said
Catherine's Shaws Lot and premises and parallel with Public Lane Sixteen feet
five Inches to Lemains Lot thence Easterly parallel with new Street and binding
on said Joseph Lemaines Lot to the said place of beginning Together with the
Frame buildings now thereon being and every the Ways passages Water Courses
previleges Advantages and appurtenances to the same belonging or in any
wise appertaining To have and To Hold the above described part of a lot
piece or parcel of Ground and premises hereby demised with the appurtenances
unto the said Paul Bartholomew Keyman Livingston his Executors adminis
trators and assigns from the first day of June now last past for and during
and until the full end and term of Ten Years from thence next ensuing
fully to be Compleat and ended Yielding and Paying therefore unto the
said James Alcock his heirs and assigns yearly and every year during the
said term of Ten years hereby demised the yearly rent or sum of One hundred
and Ten Dollars Current Money of the United States of north America in
specie at the present passing Value by two Equal half yearly payments
that is to say on the first day of December and June in each and every year
without any manner of deduction or abatement whatsoever out of the same
yearly rent or any part thereof for taxes or otherwise howsoever. And the
said Paul Bartholomew Keyman Livingston for himself his heirs Executors
Administrators and assigns doth hereby Covenant promise and agree to and
with the said James Alcock his heirs and assigns in manner and form
following that is to say that he the said Paul Bartholomew Keyman
Livingston his Executors administrators and assigns shall and will
well and truly pay or Cause to be paid unto the said James Alcock his
heirs or assigns the said yearly rent or sum of one hundred and ten
(Dollars

Dollars on the days and times and in such manner and form as aforesaid
without any deduction or abatement whatsoever for or on account of Taxes
or otherwise howsoever according to the reservation aforesaid and the true intent
and meaning of these presents. And also that he the said Paul Bartholomew
Keyman Livingston his Executors administrators and assigns shall and will
at all times during the said term of ten years at his and their own proper Costs
and Charges well and sufficiently repair uphold and support sufficient buildings
on the said ground hereby demised sufficient to secure the payment of the said
yearly rent above reserved and the same so well and sufficiently repaired uphold
supported and maintained preserved and kept shall and will at the end of
the said term of ten years or other sooner determination of this present Lease
which shall first happen peaceably and quietly Leave Surrender and yield
up unto the said James Alcock his heirs and assigns: And further that
it shall and may be lawful to and for the said James Alcock his heirs
and assigns twice or oftener in the year during this demise to enter the
said demised premises and view the state of the repairs thereof, and that
upon notice being given in writing by the said James Alcock his heirs or
assigns of any Want of repairs in the said hereby demised premises to the
said Paul Bartholomew Keyman Livingston his assigns or Underlemants
that he the said Paul Bartholomew Keyman and his assigns within three
months after such notice being given shall and will repair the said premises
hereby demised sufficiently to secure the payment of the said yearly rent
hereby reserved: Provided always nevertheless and these presents are upon
this Condition that if the said yearly rent of one hundred and ten dollars shall
be behind or unpaid in part or in the whole for the space of thirty days next
after any of the said days herein before appointed for payment thereof
that then it shall and may be lawful to and for the said James Alcock
his heirs or assigns into the said demised premises or any part thereof in
the name of the whole wholly to reenter and the same to have again repossess
occupy and enjoy as in his or their former Estate until all Arrearages of
rent with legal Interest therefore and every Cost Charge and Expence incurred
by the said James Alcock 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 Provided also that if the said yearly rent or sum
of one hundred and ten Dollars Current Money as aforesaid shall be in
Arrear and unpaid by the space of six months next after any of the