next before the day of the date of these presents for and during and unto 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 Frederick Shaffer his heirs and assigns the yearly rent or sum of two pounds five shillings Current Money of Maryland 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 or Imposed on the said place or parcel of Ground and premises either by act of assembly or otherwise on the first day of march in each and every year during the Continuance of this present demise, and Yielding and Paying unto the said Philip Lilly his heirs and assigns the yearly rent or sum of Two pounds five shillings Current Money of Maryland clear of all deductions as aforesaid on the first day of march 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 four pounds ten shillings 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 Frederick Shaffer and Philip Lilly or either of them their or either of their 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 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 Frederick Shaffer and Philip Lilly their heirs or assigns by reason of the nonpayment of the said rent shall be fully satisfied and paid or make distress therefor at their Option. And also if the yearly rent or sum of four pounds ten shillings 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 Frederick Shaffer and Philip Lilly or either of them their or either of their 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 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 non Effect. and the said John Dwiers for himself his Executors Administrators and assigns doth Covenant and agree to and with the said Frederick Shaffer and Philip Lilly and each of them their and each of their heirs and assigns [illegible]

that he the said John Dwiers his Executors Administrators and assigns shall within the term of two years from the date hereof Erect and Build good and Substantial buildings on the said piece or parcel of Ground of the yearly value of four pounds ten shillings Current Money of maryland and in Case the said buildings shall not be Erected within the Term aforesaid then the said John Dwiers for himself his Executors Administrators and assigns doth Covenant to pay to the said Frederick Shaffer and Philip Lilly their heirs or assigns the annual sum of four pounds ten shillings Current Money as aforesaid Exclusive of and in addition to the rent already reserved which said additional sum of four pounds ten shillings shall be regularly and duly paid every year until the said Buildings are Erected and then to Cease and not before. And also that he the said John Dwiers his Executors Administrators and assigns will well and truly pay the said reserved yearly rent or sum of four pounds ten shillings clear of all deductions as aforesaid at the time above limited for the payment of the same And the said Frederick Shaffer and Philip Lilly for themselves and each of them their and each of their heirs and assigns doth hereby Covenant and agree to and with the said John Dwiers his Executors Administrators and assigns that he the said John Dwiers his Executors Administrators and assigns on the payment of the rents and performance of the Covenants herein before mentioned and reserved on the part of the said John Dwiers and his assigns to be paid and performed shall and may peaceably and quietly have hold occupy possess and enjoy the above demised Land and premises with 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 them the said Frederick Shaffer and Philip Lilly or either of them their or either of their heirs or assigns or any other person or persons claiming any thing therein by from or under them or by their privity or procurement. And also that they the said Frederick Shaffer and Philip Lilly their 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 Dwiers and his assigns and on his or their payment or tendering in payment the sum of four pounds ten shillings Current Money as aforesaid as a fine therefor to the said Frederick Shaffer and Philip Lilly their heirs and assigns 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 fully the same rents and under the like Covenants Clauses and Agreements