be paid and performed hath demised granted Leased and to farm Letten
and by these presents Doth demise grant Leave and to farm Let unto the
said William Boyle his Executors administrators and assigns all that
part of a lot or parcel of ground lying in the County aforesaid and now
to Baltimore Town leased by a Certain John Eager Steward to the said
Thomas Tool by Indenture bearing date the thirty first day of January
Seventeen hundred and ninety five and recorded among the Land Records
of said County in Liber WG No 22 folio 597 &c which is Contained
within the following description Viz Beginning for the same on the south
side of Lombard Street Continued and at the distance of one hundred and
Twenty feet West from the South west Corner of Lombard and Eutaw
Streets and running West binding on Lombard Street thirty feet thence
South parallel with Eutaw Street one hundred feet thence East parallel with
Lombard Street thirty feet and thence North parallel with Eutaw Street to
the said beginning Together with all Improvements thereon made Lanes
alleys ways Waters privileges Easements Emoluments and advantages to
the said part of a lot piece or parcel of Ground belonging or in any wise
appertaining To have and To hold the said part of a lot or parcel of ground
and premises with their and every of their appurtenances unto the said William
Boyle his Executors administrators and assigns from the day next before
the day of the date of said Lease 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 Thomas
Tool his heirs and assigns the yearly rent or sum of five pounds Current
Money of Maryland in specie at the present passing value to wit half
Joes at three pounds and Dollars at seven shillings and six 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 or sum of five pounds Current money in specie as aforesaid
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 Thomas Tool his heirs or assigns
into the said demised premises or any part thereof in the name

(of)

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 Thomas Tool his heirs or assigns by reason of the nonpayment of the
said rent shall be fully satisfied and paid or make diskess therefor at his or
their option And also if the yearly rent or sum of five pounds Current
Money in specie as aforesaid 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 Thomas Tool 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 William Boyle for
himself his Executors administrators and assigns doth Covenant and agree
to and with the said Thomas Tool his heirs and assigns well and truly
to pay the above reserved yearly rent or sum of five pounds Current Money
of Maryland in specie as aforesaid at the time above limited for the payment
of the same – and the said Thomas Tool for himself his heirs and assigns doth
truly Covenant and agree to and with the said William Boyle and his
assigns that he the said William Boyle and his assigns on the payment of
the Rent and performance of the Covenants herein before mentioned and by them
on the part of the said William Boyle 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 Thomas Tool 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 Thomas Tool his heirs and assigns at any time or times
hereafter during the Continuance of this present demise on the request

(and