Smith of Baltimore County in the State of Maryland of the one part
and Alexander Young of the same place of the other part Witnesseth
that the Caleb Smith for and in Consideration of the payment of the Rents
and performance of the Covenants herein after mentioned on the part of
the said Alexander Young and his assigns to be paid and performed
hath demised granted Leased and to farm letten and by these presents Doth
demise grant lease and to farm let unto the said Alexander Young all
that part of Lots No 259 & 260 Situate on the east side of Jones's falls
in the S.E. Addition to Baltimore Town and as Contained within the
following metes and bounds Courses and distances to wit Beginning
at the distance of one hundred and forty two feet Easterly from the
Intersection of King George & Allemarle Streets and running thence
Eastwardly bounding on Allemarle Street Twenty feet then running
Northwardly parallel with King George Street one hundred feet to Granby
Street then running westwardly Twenty feet bounding on Granby Street
then running Southwardly parallel with King George Street one hundred
feet to the first place of Beginning and the said Alexander Young obliges
himself his heirs or assigns to build the walls of the houses to be erected
on the said piece or parcel of Ground now leased with Brick or stone
and not with wood — And the said Caleb Smith obliges himself his heirs
or assigns to give unto the said Alexander Young his heirs or assigns
a Deed in fee simple for the above mentioned and described piece or
parcel of Ground and premises on the said Alexander Young his heirs
assigns paying to the said Caleb Smith his heirs or assigns the sum
of Together with all Improvements thereon
made lanes alleys ways waters previledges Easements Emoluments
and advantages to the said Lots or parcel of Ground belonging or
in any wise appertaining To have and To hold the said parts
of said Lots of Ground and premises with their and every of their
appurtenances unto the said Alexander Young his Executors
Administrators and assigns from the day 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)

to be Complete and ended Yielding and Paying therefore to the said
Caleb Smith his heirs or assigns the yearly rent or sum of Twenty two
pounds ten shillings Current money in gold or silver in place clear of all
abatements assessments and Taxes of any kind or nature whatsoever on the
first day of March in each and every year during the Continuance of the
present demise — And if it shall happen that the said yearly rent or
sum of Twenty two 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 Caleb Smith 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 therefore and all and every Cost Charge and Expence incur-
red by the said Caleb Smith his heirs or assigns by reason of the nonpay-
ment 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 or sum of
Twenty two pounds ten shillings 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 Caleb Smith 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 the
Indenture and every clause matter and thing therein Contained shall from
thenceforth be utterly void and of none Effect and the said Alexander
Young for himself his Executors administrators and assigns doth Covenant
and agree to and with the said Caleb Smith his heirs and assigns well
and truly to pay the above reserved yearly rent or sum of Twenty two
pounds ten shillings at the time above limited for the payment of the
same. And the said Caleb Smith for himself his heirs and assigns
doth hereby Covenant and agree to and with the said Alexander Young