and assigns all that piece or parcel of Ground situate lying & being in the County aforesaid near the City of Baltimore being part of a tract of Land called Chatsworth which part is contained within the following metes and bounds courses and distances to Wit Beginning for the same on the west side of Union Street at the north east corner of a parcel of Grounds leased to Cornelius A Gist and running thence westerly binding on said Gists lot one hundred and seventy feet to a street left open by the said John Smith thence north binding on said street Twenty nine feet six inches thence easterly one hundred and seventy feet to Union street and thence southerly binding on Union street thirty feet to the place of beginning together with all improvements thereon made lanes alleys ways waters privileges easements, emoluments and advantages to the said piece or parcel of Ground belonging or in any wise appertaining To have and to hold the said piece or parcel of Ground and premises with their and every of their appurtenances unto the said Owen Dorsey 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 therefore to the said John Smith his heirs or assigns, the yearly rent or sum of thirty Eight Dollars Current money of the united States of America clear of all Taxes or assessments whatever on the first day of June 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 thirty eight Dollars 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 John 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 incurred by the said John Smith 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 also if the Yearly rent or sum of thirty eight

eight Dollars 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 John 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 this indenture and every clause matter, and thing therein contained shall from thenceforth be utterly Void and of none effect and the said Owen Dorsey for himself his Executors, administrators and assigns doth covenant and agree to and with the said John Smith his heirs and assigns well and truly to pay the above reserved Yearly rent or sum of thirty Eight Dollars at the time above limited for the payment of the same. and the said John Smith for himself his heirs and assigns doth hereby covenant and agree, to and with the said Owen Dorsey and his assigns that he the said Owen Dorsey 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 Owen Dorsey 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 John Smith his heirs or assigns or any other person or Persons claiming any thing therein by from or under him or any of them or by his or their priority or procurement and also that the said John Smith 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 Owen Dorsey and his assigns and on his or their payment or tendering in payment the sum of thirty Eight Dollars as a fine therefore to the said John Smith 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