such issue then To have and to hold his moiety in trust for the said Samuel Chase (the son) and the heirs of his body; and in case of the death of the said Samuel Chase and Thomas Chase (the sons) without such issue then one moiety in trust for Ann Chase (Daughter of the said Samuel Chase first mentioned) and the heirs of the said Ann in Fee simple and the other moiety in trust for Matilda Ridgely (Daughter of the said Samuel Chase first mentioned) and the heirs of the said Matilda Ridgely in fee simple and to have and to hold all the Residue of the said part of the parcel of Land first above mentioned & described with the appurtenances unto the said William Paca his heirs and assigns forever in trust to and for the several and same uses intents and purposes before mentioned of and concerning the part of the said parcel of Land last above particularly described but on this further Trust and with full power, and authority to the said William Paca his heirs and assigns (by deed in due form of law executed) from time to time to make any Ease or leases demise, or demises, or Grants of all or any part of the Residue of the said parcels of land first above mentioned unto any person or persons for the Term of Ninety Nine Years renewable forever so that no such Leases by any express words therein to be contained be made dispunishable for waste, and so as upon every such lease or leases there be reserved, to continue payable to the said William Paca his heirs and assigns every six months during the respective Continuance of such lease or leases the best Rents that can be obtained for the same, and so as in every such lease therebe contained reasonable and usual Covenants in like cases; and also a Proviso or clause of reentry for Nonpayment of the rent or rents to be thereby reserved, any thing in the said Deed contained to the Contrary of this power of making leases as aforesaid Notwithstanding: And in case such leases shall be made then all Monies received by the said William Paca his heirs or assigns in Virtue of such leases shall be to the several & same uses as herein before mentioned of and Concerning the part of the said parcels of Land last above particularly described as by reference to the said deed duly Executed Acknowledged and Recorded among the Land Records of Baltimore County Court in Liber WG No 11 in folio 423, 4, 5 & 6 will more fully and at large Appear: and whereas the said William Paca in Virtue of the said recited power to him to make leases hath agreed (with the approbation & Consent of the said Samuel Chase as expressed by his being a Witness to this Deed) to Lease unto the said John Kearney the following piece or parcel of Ground being part of the Residue of the parcels of Land first above mentioned & described to Wit Beginning at the end of sixty six feet from the south west Corner of Paca & Fayette streets (it being the east Corner of a piece of Ground leased to Philip Key Esquire on or about the second day of December One thousand seven hundred & ninety six and running thence with Fayette Street for Breadth thirty feet and thence for depth northerly with a straight line one hundred and thirty two feet to an Alley of twelve feet wide from Paca Street to eutaw Street, and running thence with the said Alley for Breadth thirty feet to the second line of the Piece of Ground leased to the said Philip Key Esquire and thence with the said line to the Beginning for the term of Ninety Nine Years from the first day of January next ensuing the date hereof renewable for ever at the annual Rent of sixty Dollars Current Money of the United States clear of all deductions & payable half Yearly as herein after particularly provided & expressed now this Indenture further Witnesseth that the said William Paca for and in Consideration of the Payment of the rent and performance of the Covenants hereinafter mentioned on the part and behalf of the said John Kearney his Executors Administrators and assigns to be paid and performed Hath demised, granted and to farm-letten and by these Presents doth demise grant and to farm-let unto the said John Kearney all the aforesaid Lot or parcel of Ground last above mentioned & particularly described, together with all streets Lanes, alleys privileges and advantages to the said Lot or parcel of Ground belonging or in any wise appertaining To have and to hold the said Lot or parcel of Ground and Premises with the appurtenances unto the