feet more or less to said Hopkins's lot and thence south binding
on said Hopkins's lot to the said place of Beginning Together with
all improvements thereon made lanes alleys ways Waters privileges
easements emoluments and advantages to the said part of a lot 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 Amos James 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 Nathan Tyson his heirs and assigns the yearly rent or sum
of thirty pounds Current money of Maryland in specie of its present
passing Value free and Clear of and from all deductions and
abatements whatsoever for or on Account of any Taxes assessments
or levies which may be Taxed assessed or levied at any time or times
hereafter upon the said premises or improvements thereto on the first day
of June in each and every during the Continuance of this present Demise
and if it shall happen that the said Yearly rent or sum of thirty 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 Nathan Tyson
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 Nathan Tyson 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 pounds
Current money of Maryland 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 Nathan Tyson his heirs or assigns into the
said Demised premises or any part thereof in the name of the
whole

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 thence forth be utterly void and of none effect and the said
Amos James for himself his Executors Administrators and assigns doth
Covenant and agree to and with the said Nathan Tyson his heirs and
assigns well and truly to pay the above reserved yearly rent or sum of
thirty pounds Current money of Maryland in specie as aforesaid at
the time above limitted for the payment of the same; and the said
Nathan Tyson for himself his heirs and assigns doth hereby Covenant and
agree to and with the said Amos James and his assigns that he the said
Amos James 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 Amos James and his assigns to be paid and performed shall
and may peaceably and quietly have hold use Occupy 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 inter
=ruption of him the said Nathan Tyson 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 priority or procurement and also that the said
Nathan Tyson 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 Amos James and his assigns and on his
or their payment or tendering in payment the sum of thirty pounds
Current money aforesaid to the said Nathan Tyson his heirs or assigns
as a fine therefore he the said Nathan Tyson his heirs and assigns
shall and 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 subject to the same
rents and under the like Covenants clauses and agreements as
are herein before Mentioned so that this present demise may
be renewable and renewed forever and further shall and
will on the Payment of Eight hundred & fifty Dollars make a Deed
in Fee Simple for the above described premises unto the said Amos
James