the said Henry Payson and Joseph Briays for and in Consideration of the rents and Covenants herein after mentioned and performance of the same on the part of the said Nicholas Jenkins and Thomas Jenkins have set and to Farm let unto the above named Nicholas Jenkins and Thomas Jenkins, all that lott or parcell of land being part of a tract of Lands Called Eppington Forrest situate lying and being in the County of Baltimore aforesaid and Contained within the follow=ing metes and bounds Courses and Distances, that is to say Begin=ing for the same at the end of the ninth line of a tract of land Called Dorseys Industry and running thence south thirty Eight Degrees west one hundred and sixty perches to the end of the seventh line of Eppington Forrest, then with the Eighth line of said tract (Eppington Forrest) south seventy two Degrees east one hundred and fifty seven perches then with the Ninth line of the same tract of lands north Twenty seven Degrees east seventy nine perches and then with a Streight line to the Begining Containing one hundred and Eight Acres of land more or less for the full end and Term of ten years Commencing on the first day of March last past, and the said Nicholas Jenkins and Thomas Jenkins for themselves their and each of their heirs and Executors do hereby Covenant grant and agree to and with the aforesaid Henry Payson and Joseph Briays their heirs Executors Administrators and assigns that they shall and will before the Expiration of the first year of their present lease, and at a proper season of the year and at their own Cost & Charges but for the use of the Lessors plant fifty apple Treas and before the Expiration of the second Year of their present Lease and at a proper season of the year and at their own Cost & Charges but for the use of the Lessors plant fifty peach Treas - both of the best and most usefull quality of said Fruits that they can obtain and of full and forward size to be planted in an orchard which they Covenant and agree by these presents to keep under a strong and good Fence so as effectually to prevent Injury to the Treas by Horses or Cattle of any kind and to keep the said trees so nursed (prunes)

pruned manured, trained and attended to dureing the term of this present demise that at the Expiration of the same they may be delivered up together with the place according to the True intent and meaning of the Contracting parties the Trees are to be planted at Right Angles and at two perches distance from each other and the said Nicholas Jenkins and Thomas Jenkins for themselves their heirs Executors admi=nistrators and assigns doth further Covenant grant and agree to and with the said Henry Payson & Joseph Briays their heirs Execu=tors Administrators and assigns that he or they will not sell any Timber now growing on the said demised land neither commit any waste or destruction amongst or on the Timber or suffer it to be Done by others without the Consent of the said Henry Payson and Joseph Briays their heirs Executors Administrators or assigns - in Writing first had and Obtained and it is Covenanted and agreed on Between them that on the Compliance of the Leasees aforesaid with the above Covenants on their part with regard to Fruit trees and preservation of the Timber that then and in that case they are intitled To have hold Occupy and enjoy the Property and above mentioned premises Clear and free from Payment of Rent from the first of March last past until the expiration of Two years and that the day on which the third year Commences the said Nicholas Jenkins and Thomas Jenkins their heirs Executors or administrators shall pay or cause to be paid unto the said Henry Payson and Joseph Briays their Executors Administrators and assigns the yearly sum of Eleven pounds five Shillings Current Money on or - before the end of each and every Year for and during the further and remaining Eight years of this Lease and shall at the Expiration of that time quietly peaceably and in good order deliver Possession again of the said Property In Witness Whereof all the said Parties have hereunto set their hands (and)