together with all Improvements Easments ways Inclosements and profitts Arising Be-
longing and Appertaining to the hereditaments premises or any part thereof in the Town
to have & to hold all and Singular the hereditaments premises unto the said Wm Larson his
heirs Exr. Admrs. or Assigns from the day & date hereof and during the terms of the natural
life him the said Wm Larson being About the Age of Twenty four years and also the natural
life of Elizth. Larson his wife being About the Age of Sixteen years and also the natural life of
Andrew Johnson her brother being about the age of Eight years yeilding and paying therefore
Every year during the Continuance of all the said lives and life years of a good Indian Corn for
Each Lott but in Large any the said lives shall cease & depart this life then for Each life Ye do
parties to pay yearly and Shilling Ster per annum for Each Lott during the Continuance of
Other lives and in Case a Second life dropse or departs this life then to pay and Shillings Ster
more for Each Lott Annually wch makes two Shillings Ster pr. Annum for Each Lott and so in
this proportion to Continue upon every death and every renewall wch Shall beat the Costs
and Charges of the said Wm Larson his heirs Exr. Admrs. or Assigns wch said rent is to Commence
after the decease of any of the said lives above mentioned in this Lease & which the said Thos
Brerewood Grants upon the Severall Articles & Conditions Clauses & Agreements following viz
first the above rent of Acknowledgment with what Growing rent that Shall happen Shall
be Brought to any place or house upon the manner as Shall be Appointed by the said
Brerewood his heirs Exr. Admrs. or Assigns on the twenty fifth day of december every year. Se-
condly the said Brerewood his heirs Exr. Admrs. or Assigns is to Allow wood and timber
for a good and Sufficient house upon two Lott which said houses the said Wm Larson or his Assigns
is to bound & furnish in Six months from the date hereof at his or their own proper Cost &
Charge thirdly all mines and minerralls of what nature soever are reserved to the sole
use and Benefitt of the said Brerewood his heirs Exr. Admrs. or Assigns fourthly all Springs of water
and other water to be free use to all the Inhabitants of the said Towne fifthly due profits be
made at any time when required by the said Brerewood his heirs Exr. Admrs. of the Severall
lives above mentioned at the Charge and expence of the s. Wm Larson his heirs &c. Sixthly all
Buildings and Other Improvements that are or Shall be made upon the premises to be
kept and kept at all times in good and Sufficient repair but especially upon Six Months
notice given at any time by the said Brerewood his heirs Exr. Admrs. or Assigns which s.
Notice Shall be delivered mentioning or Affixt upon the said Lotts by the said Brerewood
his heirs Exr. Admrs. further the said lotts is to be kept Justly Staked and marked and not to
Exceed its Just limmetts at the Cost and Charge of the said Wm Larson his heirs Exr. Admrs. or

(Assigns)

Assigns, Seventhly if the said Wm Larson his heirs Exr. Admrs. or Assigns or any of ye
Shall at any time hereafter be so minded to part with Sell or dispose of the premises
Granted by this Lease he or they Shall give the first refusuall thereof to the said Thomas
Brerewood his heirs Exr. Admrs or Assigns but on his or their refusuall then upon
the said Wm Larson his heirs Exr. Admrs. or Assigns discharging and paying all Arrears of
rent & All Other debts due or demands that are or many at any time hereafter be
due or Owing any manner of way whatsoever to the said Brerewood his heirs Exr.
Admrs. or Assigns has hereby full power and Authority to dispose of the same to any Person
Tenement and on the same Conditions as Above The Omission or Transgression of
any of the Above Articles Conditions Covents Clauses & Agreements is hereby declared to be & is
hereby agreed and doeind a forfeiture of this Lease & the Thos Brerewood his heirs Exr. Admrs.
or Assigns has hereby full power and Authority to enter the premises and dispose of the
same as fully as if this Lease had never been made or Granted Other wise the said Thos
Brerewood doth for himself his heirs Exr. Admrs. & Assigns & every of them by these presents
Covent. Promise Grant and agree to and with the said Wm Larson his heirs Exr.
Admrs or Assigns & every of them for and under the yearly rents Covents Clauses Articles Conditions
and Agreements herein fully stated & performed as aforesaid shall & may peaceably have hold and enjoy
all & Singular the hereditaments premises & every part thereof without any trouble Lett molle-
tation or denyall of him the Brerewood his heirs Exr. Admrs or Assigns or any Other person
or persons Claiming or that Shall or may Claim by from or under him them or any
of them or any Other Instruments whereof the parties to this presents have Interchange-
ably Sett their hands and Seals the day and year Above written

Signed Sealed & delivered in the presence of &
Calvt. his mark Stewart James Madgowan

Thos. Brerewood Seal

November Court 1744 came Brerewood Lsd & Acknowledged the within Lease According to the
true Intent and meaning thereof in Open Court. Filed

Recd. November the Sixth Anno Dni Seventeen Hundred and forty four and then recorded

Talbot Williams Dep Clk Calvert Co

Thos Brerewood & Thomas Thos. Brerewood Senr. of Baltimore County in the province of
to Maryland Esqr. for the Increase of trade & Commerce hath Laid out a tract
Thos Cakely lease of land to be laid out to Build a Town on called by the name of
Charlotte Town in Honour to the Honoble Mrs Charlotte Brerewood Sister to the right
Honoble