Clear of trash and Ground leavs to be delivered at some
Convenient landing on Gunpowder river in Convenient
Cask to Contain the Same and two Capons if demanded
the first payment to be made on the day of December
Seventeen hundred and sixty six and the Said William
Watson doth for himself his heirs and assigns covenant
and agree to and with the said Charles Carroll his heirs
and assigns that neither he the Said William Watson
his heirs and assigns shall at any time sell or distroy
any timber on the premises nor apply any but to
the necessary repairs and use of the demised premises
and the said William Watson doth also Covenant for himself
his heirs and assigns that neither he his heirs &
assigns shall suffer more hands to work and till the
demised Premises than himself his wife and Chillderen
and One Servant and in Case his Chillderen are uneapa
to work then to take in two Servants and the Said Wm
Watson for himself his heirs and assigns doth Covenant
and agree to and with the said Charles Carroll
his heirs and assigns to suffer any tenant whom the
the Said Charles Carroll his heirs and assigns
shall put on the land adjoyning or nigh to the land
now Leased to the Said William Watson to have
the free use and liberty of any Spring or Springs of
water on the land herby leased to the Said William
Watson and the Said William Watson for himself
his heirs and Assigns doth Covenant to and with
the Said Charles Carroll his heirs and assigns
that in Case the Said Charles Carroll his heirs &
assigns shall Erect a grist mill Either on the Said
land or Covenants thereto to make use of the Said

Mill and no other at lawfull Customary tole and the
Said William Watson by these Presents doth bind
himself his heirs Exec.tors adm.tors To pay the Said
Charles Carroll his Exec.tors adm.tors or assigns dureing
the Natural lives of the three persons above mentioned
the rents herein before reserved at the time appointed
and the Said William Watson doth for himself
his Exe.tors adm.tors and assigns doth Covenant and Agree
to and with the Said Charles Carroll his Exe.tors adm.tors
and assigns to plant on the Premises before the
Expiration of five years from the date hereof one hundred
Good appletrees in a Regular Orchard Each tree
being distant at least forty foot and the Said trees to
trim and Keep in good Order and inclosed by a good
fence and keep them so trimed and inclosed dureing
the natural lives of the three persons before mentioned
and in Case of non performance to pay the Said Charles
Carroll his Exec.tors adm.tors or assigns the sum of
Six pounds Sterling and the Said Charles Carroll for
himself and his heirs doth Covenant and Agree to
and with the Said William Watson his heirs Exe.tors adm.tors
and Assigns that he the Said William Watson his Exe.tors
adm.tors or assigns pay the rents above reserved and
performing the Covenants on the part of the Said Willm
Watson shall and may according to the true Intent and
meaning of these Presents Peaceably and quiltly Occupy
possess and Enjoy the Said parcil of land with all and
Singular the demised premises with the appurtenances
without any let Trouble or Interruption of him the Said
Charles Carroll his heirs or assigns or any Other person
or Persons Whatsoever lawfully Claiming by from