Henrietta Rogers of Baltimore Town in Baltimore County in the province of Maryland widdow of the one part and Hugh Watts of the same Town County and province Sail maker of the Other Witnesseth that the said Henrietta Rogers for and in consideration of the payment of the Rents and performance of the covenants and agreements in these presents hereafter mentioned on the part and Behalf of the said Hugh Watts his Executors Administrators and assigns to be done and performed hath demised, granted leased and to farm lett, and by these presents doth demise grant lease and to farm lett unto the said Hugh Watts his Executors Administrators and assigns all that lott of Land lying and being in Baltimore Town in the County aforesaid on the west side of Jones Falls known and distinguished by the Number Five Hundred and Thirty one beginning at the End of one hundred and twenty one feet west from the Corner of Charles and Pratt Streets and on the north side of Pratt Street and running west bounding on said street Sixty Six feet thence north one hundred and sixty five feet, thence North Eighty Nine degrees East Sixty Six feet then south one hundred and sixty five feet to the Beginning with all and singular the premisses on the said Demised Lott of ground together with its appurtenances unto the said Hugh Watts his Executors Administrators and assigns for and during the Term of Ninety and nine years to be complete and Ended from the day of the date hereof Yielding and paying therefore yearly and every year during the said Term unto the said Henrietta Rogers her heirs and assigns the full and clear Rent or sum of three pounds Six Shillings Sterling money on the 25th day of July yearly and if it shall happen that the said yearly rent or sum of three pounds Six Shillings Sterling money hereby reserved or any part thereof shall be behind and unpaid by the space of Sixty days next after any of the said days of payment whereon the same ought to be paid as aforesaid during the said Term hereby granted the same being first Lawfully Demanded on the said premisses that then and from thenceforth it shall and may be lawfull to and for the said Henrietta Rogers her heirs and assigns into the said demised lott of Land and premisses leased or into any part thereof to reenter and again to hold and Enjoy as in her former Estate until all the arrears of rent and the Interest there-

thereof, with her or their legal costs and Charges be paid and satisfied any thing in these presents Contained to the contrary Notwithstanding and the said Hugh Watts for himself his heirs Executors Administrators and assigns doth hereby covenant grant and agree to and with the said Henrietta Rogers her heirs and assigns that he the said Hugh Watts his heirs Executors Administrators and assigns shall and will well and truly pay unto the said Henrietta Rogers her heirs or assigns the aforesaid yearly rent of three pounds Six Shilling Sterling money at the days and times in such manner and form as is herein before Limitted and appointed for the payment thereof According to the true intent and meaning of these presents and the said Henrietta Rogers for herself her heirs Executors Administrators and assigns do Covenant and agree to in manner following Viz. to warrant and defend the said demised lott of Land with the premisses and appurtenances and every part and parcel thereof under the rents and covenants herein Contained against her the said Henrietta Rogers her heirs or assigns or by her or their means or procurement, for and during the aforesaid Term of Ninety Nine years without the let trouble Interruption or denial of her the said Henrietta Rogers her heirs or assigns or any or either of them, and further that she the said Henrietta Rogers her heirs and assigns and all and every person and persons Claiming lawfully or which may hereafter lawfully claim any Estate Right title or Interest either in Law or Equity of in or to or out of the said Lot of Land and premisses hereby demised and leased with the appurtenances or any part or parcell thereof from by or under her the said Henrietta Rogers her heirs or assigns or in Trust for him or them shall and will at the Request and at the Costs and Charges of him the said Hugh Watts his Executors Administrators or assigns at any Time or Times hearafter and upon his or their paying the sum of three pounds Six Shillings Sterling money for and in the name of a fine, make Execute Acknowledge and perfect anew Lease or Leases agreeable to to these presents unto the said Hugh Watts his Executors Administrators or assigns of the said mentioned demised lott of land with the premisses and appurtenances which said New Lease or Leases to be made as aforesaid shall be made for the full Term of Ninety nine years then next to Come and shall be made at and under the same Rents and with the like Covenants Clauses and agreements (Mutatis Mutandis) as are in these presents Contained and