and Assigns or lawfull Attorney shall and will upon the Request and at the proper Cost and Charges of the said James Armstrong & John Armstrong their Heirs Executors Administrators and Assigns and upon their or any of them paying & tendering the Sum of Fifty Shillings Sterling in the Name & as a fine for Renewment or Renewal any time during this present Demise make seal & deliver & in due form execute to them or any of them the said James Armstrong & John Armstrong their Heirs Executors Administrators & Assigns so requesting as aforesaid a Lease or Demise for the said demised Premisses for Ninety nine Years to take Effect and commence at the time of Requesting and paying as aforesaid at & upon the same Rent & under the like Covenants Provisoes & Agreements as are herein contained so that this present Demise shall and may be renewable forever & it is hereby provided & expresly covenanted concluded & agreed by & between the Parties to these Presents for themselves their Heirs Executors Administrators & Assigns respectively that in case such House shall not be built within the two Years herein before mentioned that then the said John Armstrong & James Armstrong their Heirs & Assigns or any of them paying or tendering the Sum of Fifty Shillings Sterling to the aforesaid Ann Fell her Heirs or Assigns or lawfull Attorney within one Month after the Expiration of the said Two Years shall & may have two Years commencing from the Expiration of the first mentioned two Years for the building the said House but if default shall be made in building such House within the time limitted or in the Payment of any one Years Rent for the Space of one Month next after the Day in which it ought to have been paid that then it shall & may be lawfull upon any such default for her the said Ann Fell or her Son William Fell or either of their Heirs or lawful Attorney into the said demised Premisses or into any part thereof in the name of the whole to reenter & to distrain any distress or distresses then there found to sell dispose of & carry away according to Law made & provided in such Cases untill such Rent be fully paid and for want of distress or distresses sufficient on said Lot or demised Premisses it shall & may be lawful for her the said Ann Fell or her Son William Fell or his or her lawful Attorney Heirs & Assigns into the said demised premisses or into any part thereof in the Name of the whole to reenter and the same & every part thereof again to have hold possess & enjoy as his her or their former Estate as if this present Demise had never been made and thereupon cease determine & be absolutely void to all intents & purposes whatsoever – In witness whereof the Parties to these Presents have hereunto interchangably put their Hands & Seals the Day & Year above written

Signed sealed & delivered in the Presence of
Benjamin Rogers & Jon.a Plowman

Ann Fell (Seal)
James Armstrong (Seal)
John Armstrong (Seal)

Baltimore County February 25th 1769

Memd.m Came the Parties to the with Lease and acknowledged it to be their Act and Deed according to the true intent & meaning thereof before

Benjamin Rogers & Jon.a Plowman

Recorded this 25th Day of February 1769 and examined by

Ann Fell
to
George Patten

1st Sep. 1768

Lease of Lots N.o 39 & 40 on Fells Point.

This Indenture made the first Day of September in the Year of our Lord one Thousand seven Hundred and Sixty eight – Between Ann Fell of Baltimore County in the Province of Maryland Widow and Executrix of the last Will and Testament of Edward Fell (her Husband) late of the same County deceased and natural Guardian of William Fell an Infant the Son of the said Edward and Ann Fell of the one Part and George Patten of Baltimore Town in the County aforesaid Merch.t of the other part Whereas the said Edward Fell by his last Will and Testament duly executed provid & recorded did amongst other things authorise & impower his beloved Wife to lease such parts of the Lotts on Fells Prospect as should fall to the Share of his said Son to such Persons as might apply for the same under such Restrictions & Indulgences as theretofore had been made out to Persons taking Lotts upon Lease the payment of the Rents of which Lotts so made Lease of should be to his said Son or his Representatives and that his said Wife should have and receive and possess in her own Right all the Rents and Profits arising on his Son's Part of his Estate untill he should arrive to the full Age of Twenty one Years as by his said Will when relation is thereunto