Heirs and assigns covenant and agree to and with the said Charles Carroll his Heirs and assigns that neither the said William Bell his Heirs or assigns shall at any Time Time sell or destroy any Timber on the Premises nor apply any but to the necessary Repairs and use of the demised premisses and the said William Bell doth also covenant for himself his Heirs and assigns that neither he his Heirs or assigns shall suffer more Hands to work or till the Ground than himself his Wife and Children and three Servants and the said William Bell doth also covenant and agree for himself his Heirs and assigns to suffer any Tenant whom the said Charles Carroll his Heirs or assigns shall put on the Lands adjoining to the Lands hereby leased to the said William Bell to have the use and Liberty of any Spring or Springs of Water on the Lands hereby Leased to the said William Bell and the said William Bell for himself his Heirs and assigns doth covenant and agree to and with the said Charles Carroll his heirs and assigns that in case the said Charles Carroll his heirs or assigns shall erect a Grist Mill either on the said Tract or convenient thereto to make Use of the said Mill and no Other at the customary and Lawful Toll and the said William Bell by these Presents doth bind himself his Heirs and assigns to pay to the said Charles Carroll his heirs Executors admrs or assigns during the natural Lives of the Three Persons before mentioned the Rents herein before reserved at the Time appointed and the said William Bell for himself his Heirs and assigns doth covenant and agree to & with the said Charles Carroll his Heirs and Assigns to plant on said Premisses before the Expiration of five Years from the Date hereof one Hundred and fifty good Apple Trees 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 with a good Fence during the natural Lives of y^e three Persons before mentioned and in case of non-

performance to pay to the said Charles Carroll his Heirs or assigns the Sum of nine Pounds Sterling and the said Charles Carroll for himself his Heirs Exrs admrs and assigns doth covenant and agree to and with the said William Bell his Heirs Executrs admrs and assigns that he the said William paying the Rents above reserved and performing the covenants on the part of the said Wilm Bell shall and may according to the true Intent and meaning of these Presents peaceably and quietly occupy possess and Enjoy the said two parcels of Land & Premisses with all and Singular the appurtenances without any Suit Trouble or Interuption of him the said Charles Carroll his Heirs or assigns or any other Person whatsoever lawfully claiming by from or under him their right Title or Interest during the natural Lives before mentioned and lastly the said William Bell for himself his Heirs & assigns doth covenant and agree to and with the said Charles Carroll his Heirs & assigns that he the said William Bell his Heirs or assigns shall & will during the natural Lives before mentioned keep the Houses and Plantation in good Order and tenantable repair and at the Expiration of said Term deliver the Houses and Plantation in like good Order and tenantable repair In Witness whereof the said parties to these presents interchangeably have set their Hands and affixed their Seals the Day and Year first above written

Signed Sealed & Delivered
in Presence of
the Words & Sixty Charles C. with being interlined
the words and William Bell Son of said William
being erased
Jos. Beall Chris. Lowndes

Charles Carroll gun (L.S.)

Prince Georges County May 17th 1771 Then came Charles Carroll gun party to the within Lease before us two of his Lordships justices of the peace for the County aforesd and acknowledged the same as the Law directs
Jos. Beall Chris. Lowndes

Prince Georges County I Hereby Certify that Messrs Joshua Beall and Christopher Lowndes were at the time of taking the above