 John Dunn } Lease Lot Number 116
To
William Collins } This Indenture

made the fifteenth Day of May in the Year of our Lord one Thousand Seven Hundred and Seventy one Between John Dunn Carpenter of Fells point in Baltimore County of the one part and William Collins plasterer of Baltimore Town of the other part Witnesseth that for and in Consideration of the Rents and Covenants herein after reserved and Contained on the part of the Sd. William Collins his Executors admrs. and assigns to be paid kept and performed he the said John Dunn hath demised granted leased and to farm letten and by these presents doth demise Grant and to Farm let unto the Sd. William Collins all that peice or parcel of Ground lying and being in Baltimore County aforesd being parcel of the Land near Baltimore Town on Fells point lately laid out by John Bond for Edward Fell in Lotts and is distinguished in the plat of the said ground so laid out by the numbers one hundred and sixteen Beginning as a part of said Lott Joining the foresd John Dunns House and premises of Forty feet Front of Sd Lott and Running and bounding on said part of this Lott that Bounds on Lott one Hundred and fifteen North to Aquila Jones Lott being part of Lott Number one Hundred and fifteen Still bounding on that Lott North to the Garden pales then East Twenty feet Then South to the aforesaid John Dunns part of said Lott bounding on Fells Street being part of the Land Reserved by Edward Fell & to the place of Beginning Containing one third of a Quarter of an acre more or less Together with all ways Waters Easements profits Commodities advantages and appurtenances to the Sd Demised piece or parcel of Ground belonging or any wise appertaining To have and to hold the said Demised premises with the appurtenances unto the Sd William Collins his Executors administrators and assigns from the fifteenth Day of May and during and until the full End and Term of ninety nine Years thence next

Ensuing

 Ensuing and fully to be Compleated and Ended under and subject Nevertheless to the Conditions provisoes & limitations herein after mentioned Yeilding and paying therefore yearly and every year during the Sd Term unto him the Sd John Dunn his Heirs and assigns or lawful attorney of rent of Thirty Shillings Sterling Money and the said William Collins for himself his heirs Executors administrators and assigns and every of them Doth hereby covenant promise grant and agree to and with the said John Dunn his Heirs and assigns that he the said Wm Collins his Executors admrs or assigns shall and will within two years from the Commencement of the Demise hereby made at his and their own proper Costs and charges build and Erect on the demised premises a Good and Sufficient Stone or Brick House to Cover four Hundred Square Feet covered with Jointed Cypress Shingles and shall and will Yearly and every Year during the Sd demise well and Truly pay to him the Sd John Dunn his Heirs and assigns or lawfull attorney the Sd Yearly rent reserved and that it shall and may be lawful for the said John Dunn his Heirs or assigns or lawful attorney to distrain in and upon any part of the demised premises for the Rent aforesd for non payment thereof and the said John Dunn for himself his Heirs Executors admrs and assigns doth hereby covenant promise Grant and agree to and with the aforesd Wm Collins his Executors admrs and assigns If he the said John Dunn his Heirs and assigns or Lawful attorney shall and will upon the request and at the Costs and Charges of the aforesd Wm Collins his Executors administrators and assigns and upon his or their paying and tendering the Sum of thirty shillings Sterling in the name of and as a fine for renewment at any Time during the Continuance of this present demise make and Execute to him the Sd Wm Collins his Exors admrs or assigns a conveyancing or paying and tendering as aforesd a Lease or demise of the Sd demised premises for Ninety nine Years to take Effect and Commence at the End of the Term hereby demised at and upon the same rent and with and under the like Covenants provisoes and agreements as are herein Contained so that this present demise shall and may be renewable and renewed for ever and it is also provided and hereby Expressly Covenanted Granted Concluded and agreed by and Between the said parties