forever According to the true intent and meaning of the within Deed and the Act of Assembly in such Cases made and Provided Before Hert. Courtenay James Clarke

Recd. four shill. for an alienation Fine on the above Land by direction of Dan. of St Thos. Jenifer Esq. Agent for the Property Thos. Jones

27th January 1776 Received and Recorded

H Lawson Clk

Philip Rogers
To
James Maxfield

This Indenture made this First day of January Seventeen hundred and Seventy six Between Philip Rogers of the Town and County of Baltimore in the Province of Maryland Gentleman of the One part and James Maxfield of the same Place Tavern keeper of the other part Witnesseth that the said Philip Rogers for and in Consideration of the Payment of the Rents and Performance of the Covenants and agreements herein after Contained on the part and behalf of the said James Maxfield his Executors Administrators & Assigns to be paid done kept and Performed he the said Philip Rogers hath Granted Set and to farm letten and by these Presents doth Grant lease set and to farm let unto the said James Maxfield his Executors Administrators and Assigns all that piece part or parcel of a Lot or Parcel of ground situate lying and being in Baltimore Town aforesaid on the West side of Jones's Falls Bestinguished on a Plat of the said Town by the Number five hundred and thirty four Beginning for the part hereby Granted at the end of Twenty four feet Southerly from the North West Corner of the whole Lot on Charles street and Running thence along Charles street South forty Eight feet thence East Parallel with Pratt street Ninety Two feet to Michael Fraziers ground thence bounding thereon North Eleven and an half degrees West forty Eight feet Eight Inches thence West Parallel with Pratt street aforesaid to the

the Beginning together with all and singular the Premises hereon being and Appurtenances thereunto belonging To have and to hold the said above described Piece of ground and Premises above Granted and by these Presents Granted with all and every the Appurtenances unto the said James Maxfield his Executors Administrators and Assigns for and during and unto the full end and Term of Ninety Nine Years fully to be Compleat and ended from the first day January Instant Yielding and paying therefor Yearly and every Year the full and clear Rent or Sum of five Pounds Eight Shillings Sterling Money and that at or upon the first day of January in each and every Year and the said James Maxfield for himself his heirs Executors Administrators and Assigns doth Covenant Promise grant and agree to and with the said Philip Rogers his heirs and Assigns by these presents that he the said James Maxfield and his Executors Administrators or Assigns shall and will at all times during the Continuance of the Demise hereby made pay or cause to be paid unto the aforesaid Philip Rogers his heirs Executors Administrators or Assigns the aforesaid Yearly Rent or Sum of five Pounds Eight Shillings Sterling Money at or upon the first day of January in each and every Year and if it shall so happen that the said Yearly Rent above Reserved or any part thereof shall be behind and unpaid by the space of Sixty days next after any of the Days or times whereon the same is above reserved to be paid it shall and may be lawful for him the said Philip Rogers his heirs Executors Administrators or Assigns into the said Demised Premises or any part thereof in the Name of the whole to reenter and the same again and every part thereof to have hold Possess and Enjoy as in his or their former Estate Right Title and Degree untill the said Rents or Arrearages of Rents together with his and their proper Costs and Charges be fully paid and Satisfied any thing herein Contained to the Contrary Notwithstanding and the said Philip Rogers for himself his

heirs