Sixty four degrees East Eight perches and four links thence South
thirty degrees East thirty Eight perches and one link thence South
Sixty four degrees West Eight perches and four links and thence
with a strait line to the Beginning Containing and now laid out
for Two Acres of Land More or less together with all fences and
other improvements thereon made ways roads Waters Water
Courses trees Wood privileges easements emoluments and Advantages
to the said parcel of Land belonging or in any Wise Appertaining To
Have and to hold the said Land and premisses with their and every
of their Appurtenances unto the said William Buchanan his
Executors Administrators and Assigns from the day next before
the day of the date of these presents for and during and unto the
full end and term of Ninety Nine Years from thence next
ensuing and fully to be compleat and ended Yielding and paying
therefore to the said Charles Ridgely his Heirs and Assigns
the yearly rent or sum of four pounds Sixteen Shillings Sterling
money at two equal half yearly payments to wit on the first
day of December and the first day of June in each and every
Year during the continuance of this demise And if it shall
happen that the said Yearly rent or sum of four pounds Sixteen
Shillings Sterling Money shall be in Arrear and unpaid by
the Space of Ninety days next after any of the days or times
on which the same is above reserved to be paid the same being
first lawfully demanded that then it shall and may be
lawful to and for the said Charles Ridgely his Heirs or Assigns
into the said demised premisses or any part thereof in the
name of the Whole to Re enter and the same to have again
repossess and enjoy as in his and their former Estate until
all such Arrearages of Rent with legal Interest therefore and
all and every Cost charge and Expence incurred by the said
Charles Ridgely his Heirs or Assigns by reason of the non
payment of the said rent shall be fully satisfied and paid
or make distress therefore at his or their Option And also if

it shall happen that the said yearly rent or sum of four pounds Sixteen Shillings
Sterling Money or any part thereof shall be in arrear and unpaid by the
Space of Six Months next after any of the days and times on which the
same is above reserved to be paid the same being first lawfully demanded
that then it shall and may be lawful to and for the said Charles
Ridgely his Heirs or Assigns into the said Demised premisses or any
part thereof in the name of the whole to Re enter and the same to have
again repossess occupy and enjoy as in his and their former Estate
and that then in such Case This Indenture and every Clause Matter and
thing aforesaid therein contained shall from thence forth be utterly void
and of none effect and the said William Buchanan for himself
his Executors Administrators and Assigns doth Covenant and agree
to and with the said Charles Ridgely his Heirs and Assigns well and
truly to pay the above reserved Yearly rent or sum of four
pounds Sixteen Shillings Sterling Money on the days and times above
limitted for payment of the same And the said Charles Ridgely for
himself his heirs and Assigns doth hereby Covenant and Agree
and with the said William Buchanan and his Assigns that he
the said William Buchanan and his Assigns on the payment
of the rent and performance of the Covenants herein before mentioned
and reserved on the part of the said William Buchanan and his
Assigns to be paid and performed shall and may peaceably and
quietly have hold use Occupy possess and enjoy the above
demised land and premisses with their and every of their
Appurtenances for and during the Aforesaid term of Ninety Nine
Years for which the same is above demised without the let
trouble interruption or disturbance of him the said Charles
Ridgely his Heirs or Assigns or any other person or persons claiming
any thing therein by from or under him them or by his or their means
priority or procurement And also that he the said Charles Ridgely
his Heirs and Assigns at any time or times hereafter during the
Continuance of this present demise on the request and at the
cost and charge of the said William Buchanan or his Assigns and