Henrietta Rogers To Valentine Lees

Maryland ss This Indenture Made this Sixth day of october in the Year of our Lordone Thousand Seven Hundred and Seventy Eight Between Henrietta Rogers of the Town and County of Baltimore Widow of the one part and Valentine Lees of Mosamo place of the other part Witnesseth that Thosaid Henrietta Rogers for and in Consideration of the Payment of the Rents and Performances of the Covenants and Agreements herein after contained on the part and behalf of the said Valentine Lees his Executors administrators and Assigns to be paid done kept and Performed hath granted demised leased set to farm let and by those presents doth demise Grant Lease set and to farm let unto Thosaid Valentine Lees his Executors administrators and Assigns all that piece or parcel of Ground situate lying and being in Baltimore Town aforesaid being part of a larger Piece of Ground distinguished on a platt of Thosaid Town by the Numbers 546 & 547 and contained within the following Metes & bounds courses and Distances Viz^t Beginning for that part hereby demised at the North West Corner of the whole Lott on Pratt street and Running thence Bounding on Pratt street Easterly Twenty five feet thence Southerly Parrellel with Charles street One Hundred and fifteen Feet thence Westerly Parellel with Pratt street Twenty five feet and thence by a straight line to the Beginning together with all ways Passages Easements Priveledges Emoluments and Appurtenances to thosaid Piece or Parcel of ground belonging or in any wise Appertaining To Hall and To Hold the said Demised Ground and Premises with the Appurtenances unto Thosaid Valentine Lees his Executors administrators and Assigns from the day of the date of those Presents for and during and unto the full end and Term of Ninety Nine ~~years~~ Years thence Next Ensuing and fully to be compleat and ended Yeilding and paying therefore to her Thosaid Henrietta Rogers her Heirs and Assigns the Yearly Rent or Sum of five ~~Pounds~~ Sterling in Manner and form following that is to say two Pounds Ten Shillings part thereof on the Tenth day of March and Two Pounds Ten Shillings at or upon the Tenth day of September in Each Year and thosaid Valentine Lees for himself his heirs Executors Administrators and Assigns doth

Assigns doth herby Covenant Promise grant and agree to and with Thosaid her heirs Executors Administrators and assigns in manner and form Following that is to say that he Thesaid Valentine Lees his heirs Executors administrators and assigns shall and will from time to time and at all times hereafter pay or Cause to be paid to Thesaid Henrietta Rogers Her heirs or Assigns or to Such person or persons as shall be properly Authorized to Receive the Same the Yearly rent or sum of five pounds Sterling in manner and form as Thosamo is above Reserved to be paid and if it Shall so happen that the Yearly Rent or any part thereof shall be behind and unpaid by the Space of thirty Days next after any of the days or Times on which the Same is above Reserved to be paid that then it Shall and may be Lawfull to and for her Thosaid Henrietta Rogers her heirs or Assigns into Thosaid Demised Premises to enter and make Distress in and upon any part thereof for the same Together with her or their Legall Costs and Charges, and further that he Thosaid Valentine Lees his Executors Administrators and Assigns shall and will within the Space of Three Years from the Commencement of the Demise hereby made at his and their own Proper Costs and Charges build Erect and Compleat on Thosaid Parcel of ground such building and Improvements as shall be Sufficient to Secure the Payment of the Rents aforesaid which said buildings and Improvements shall be so Constructed so as to Guard as much as may be against the Casualty of fire, and if Thosaid Buildings and Improvements shall not be Erected and Compleated within the time Limitted for Erecting building and Compleating Thesamo that then and in such Case Thosaid Valentine Lees his Executors Administrators and Assigns and upon his or Their paying or Tendering in payment the Sum of five pounds Sterling over and above Thosaid Yearly Rent Together with what Rent shall be then due and in Arrear unto her Thosaid Henrietta Rogers her heirs or Assigns shall and may have one Year more Commencing at the Expiration of Thosaid Three Years before Limitted for the building Erecting and Compleating thereof and also shall and may have such further and Long er Time for the Purposes aforesaid as shall be Requisite upon payment of a sum of Money Proportionable to Thosaid Time at the Rate of five pounds Sterling pr year and Thosaid Henrietta Rogers for herself