Heirs Executors Administrators or Assigns upon his or their payment or tendering of payment the Sum of one pound ten 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 said James Morgan his Executors Administrators or Assigns so requesting paying or tendering as aforesaid a new Lease of the said Demised premisses for ninety nine years to take effect and Commence at the end of the term for which the Same is hereby Demised under the Same rent and with the like Covenants Clauses and Agreements as are herein Contained so that this present Demise may be Renewable and Renewed forever and that he the Said James Morgan his Executors Administrators and Assigns the aforesaid Demised ground and premisses with their and every of their Appurtenances for and during the aforesaid Term of ninety nine years hereby Letten shall and may peaceably and quietly have hold use occupy possess and enjoy for and on the payment of the Rents and performance of the Covenants Conditions and agreements herein before mentioned on the part of the said James Morgan his Executors Administrators or Assigns to be paid and performed according to the true Intent and meaning of these presents from and against him the Said William Fell his Heirs and Assigns and all and every other person and persons Claiming or to Claim any therein by from or under him them or any of them And it is hereby also provided and expressly Covenanted granted Concluded and agreed upon by and between the said parties to these presents for themselves their Heirs Executors Administrators and Assigns respectively that in Case such house as aforesaid shall not be so built within the Space of two years herein before limited and Appointed for Building and Compleating thereof and if also default shall be made in the payment of the Said Sum of One pound ten Shillings Sterling within the Said Term of one month next after the expiration thereof or that after such last mentioned payment there shall happen to be default made in erecting the said house as aforesaid within the two years last limited for the erecting Building and Compleating the Same and after the Expiration of the said two

years last mentioned there shall happen to be default made in payment of a proportionable Sum of money as above directed within the Space of one month next after the Expiration of the said last mentioned two years or if Default should be made in payment of any one years Rent for the Space of six months after any of the days and times of which the Same ought to have been paid as aforesaid that then it shall and may be Lawful upon any such default as aforesaid Contrary to the true Intent and meaning of these presents for him the said William Fell his heirs or Assigns if to him or them shall Seem meet into the said Demised premisses or into any part or parcel thereof in the name of the whole to reenter and the Same again to have hold repossess and enjoy as in his or their former estate as if this present Demise had never been made and upon any such default as aforesaid according to the true Intent and meaning here of these presents and every Clause matter and thing herein Contained as from and against him the Said William Fell his Heirs and Assigns shall immediately thereupon Cease determine and become absolutely Null and Void to all Intents and purposes whatsoever In Witness whereof the said parties to these presents have hereunto Interchangeably set their hands and Seals the day and year first above Written

Signed Sealed and delivered in presence of { Roger Horace Pratt, Robert Holliday } { Wm Fell, James Morgan } Seal Seal

Baltimore County ss: On the 16th day of September 1782. Before us the Subscribers two of the Justices of the peace for the County aforesaid Came the parties to the within Indenture of Lease and Severally Acknowledged it to be their Respective Acts and Deed According to the true Intent and meaning thereof — Acknowledged before — { Geo Gould. Rezburg, Isaac Vr Bibber }

Received to be Recorded September 24th 1782 Same day Recorded and Examined — J W Gibson Clk