William Fell to James Morgan

This Indenture made this Nineteenth day of September in the year of our Lord Seventeen hundred and Eighty two Between William Fell of Baltimore County in the State of Maryland Gentleman of the one part and James Morgan of the Same County and State Ship Wright of the other part Witnesseth that the said William Fell for and in Consideration of the payments of the rents and performance of the Covenants and Agreements in these presents hereafter mentioned on the one part and behalf of the Said James Morgan his Executors Administrators and Assigns to be done and performed Hath demised granted Leased Set and to farm letten and by these presents doth demise grant Lease set and to farm let unto the Said James Morgan his Executors Administrators and Assigns all that Lot of Land lying and being in Baltimore Town in the County aforesaid known or distinguished by the number 46 which is Contained within Following metes and bounds Courses and distances Viz. Beginning at the Intersection of Wolfe Street and Lancaster Alley and running thence North Sixty feet bounding on Wolfe Street thence East to the Water thence bounding on the Water Southerly to Lancaster Alley thence bounding on said Alley to the beginning with all and Singular the premisses on the Said Lot of Land being and Appurtenances thereunto belonging To have and to hold the said demised ground and premisses with their Appurtenances unto the said James Morgan his Executors Administrators and Assigns from the Twenty ninth day of August next for and during and unto the full space and term of Ninety nine years thence next ensuing fully to be Complete and ended yielding and paying therefor to him the Said William Fell his Heirs or Assigns the yearly rent or Sum of One pound ten Shillings Sterling money in manner and form following to Wit on the Twenty Ninth day of August in each year and the Said James Morgan for himself his Heirs Executors Administrators and Assigns doth hereby Covenant promise grant and agree to and with the said William Fell his Heirs Executors Administrators and Assigns in manner and form following that is to say that he the

the said James Morgan 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 the Said William Fell his Heirs or Assigns or such person or persons as shall be properly Authorised to receive the Same the yearly rent or Sum of one pound ten Shillings Sterling in manner and form as the Same is above reserved to be paid And further that he the said James Morgan his Executors Administrators and Assigns shall and will within the Space of two years from the Commencement of this Demise hereby made at his own proper Cost and Charge Build erect and Complete on the front of the said parcel of ground a good and Sufficient Brick or Stone house and Constructed in such manner as to guard as much as may be against the Casualty of fire And if it shall happen that the said yearly rent or any part thereof shall be in Arrears and unpaid for 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 Lawful to and for the said William Fell his Heirs or Assigns into the said demised premisses to enter and make distress in and upon any part thereof for the Same And the said William Fell for himself his Heirs Executors Administrators and Assigns doth hereby Covenant promise grant and agree to and with the Said James Morgan his Executors Administrators and Assigns that if such building shall not be erected and Compleated within the time limited for the erecting and Compleating the said House that then and in such Case the said James Morgan his Heirs Executors Administrators and Assigns upon his or their tendering in payment the Sum of One pound ten Shillings Sterling as a Fine and all the Rents that shall be then due and in Arrears unto the said William Fell his Heirs or Assigns within one month after the Expiration of the said two years shall and may have the further Space or time of two Years from the end of the said two years for the erecting and Compliteing of such Building aforesaid And further that he the said William Fell his Heirs or Assigns shall and will upon the request and at the proper Cost and Charge of the aforesaid James Morgan his Heirs Executors Administrators or Assigns upon his or their payment or