part and behalf of the said William Stayton, his Executors, Administrators and Assigns to be done and performed Hath demised, granted, leased and to farm letten and by these presents Doth demise, grant Lease set and to farm let unto the said William Stayton his Executors Administrators and Assigns all that part of a Lott of Land lying and being in Baltimore Town in the County Aforesaid on the West side of Jones Falls known and distinguished by the Number Forty Nine on the platt of the said Town which is contained within the following metes and bounds Courses and distances Viz. Be=
=ginning at the end of thirty feet South from the North West Corner of that part of said Lott leased to Christopher Hughes, thence running East thirty feet thence South binding on the line of Lott N.º 53 thirty feet thence West thirty feet to the East side of a Street laid out Twenty feet wide thence North Binding on the east side of the said Street to the beginning, with all and singular the Premises on the said part of a Lott of Land being and Appurtenances thereunto belonging To have and to hold the said demised Ground and premises with their Appurtenances unto the said William Stayton his Executors Administrators and Assigns from the twenty fifth day of March last for and during and unto the full space and Term of Ninety Nine Years thence next ensuing fut=
=ly to be compleat and ended, Yielding and paying therefore to him the said Thomas Harrison his Heirs or Assigns the yearly Rent or Sum of thirty penny Weight of pure Gold Equal to six pounds Sterling money in manner and form following to wit on the twenty fifth day of March in each year and the said William Stayton for himself his heirs, executors, Administrators and Assigns doth hereby Covenant promise grant and agree to and with the said Thomas Harrison his Heirs Executors Administrators and Assigns in manner and form following that is to say that he the said William Stayton 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 Thomas Har=
=rison his heirs or Assigns or such person or persons as shall be properly Autho=
=rised to receive the same the yearly Rent or Sum of Thirty penny Weight of pure Gold in manner and form as the same is above reserved to be paid, And Further that he the said William Stayton his Executors Administrators and

and Assigns shall and will within the space of three years from the Commenc=
=ment of this demise hereby made, at his own proper charge build erect compl[illegible] on the front of the said parcel of Ground a good and sufficient house two Stories high at least from the surface of the Ground to the Cornice of the Roof and Const=
=ructed in such manner as to guard as much as may be against the Casu=
=alty of fire and if it shall happen that the said yearly Rent or any part there=
=of shall be in arrear 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 the said Thomas Harrison his heirs or Assigns into the said demised premises to enter and make distress in and upon any part thereof for the same and the said Thomas Harrison for him=
=self his Heirs Executors Administrators and Assigns doth hereby Covenant promise grant and agree to and with the said William Stayton his Execu=
=tors Administrators and Assigns that if such Building shall not be erected and Completed within the time limited for the erecting and Completing the said house, that then and in such case the said William Stayton, his Executors, Administrators and Assigns upon his or their tendring payment the Sum of Thirty penny Weight of pure Gold as afore, and all rents that shall be then due and in arrear unto the said Thomas Harrison his Heirs and Assigns within one Month after the expiration of the said three years shall and may have the further space or time of one year from the end of the said three years for erecting and Completing of such Building as aforesaid and shall and may have also such further time for the purpo[illegible] aforesaid as shall be requisite on payment of a sum of Money proportionat=
=ble to the said time at the rate of thirty penny Weight of pure gold per year and the said William Stayton for himself his Heirs Executors and Administrators doth further Covenant promise grant and agree to and with the said Thomas Harrison his Heirs and Assigns that he the said William Stay=
=ton his Executors Administrators and Assigns, shall at his and their own proper Cost and charge and at all times hereafter clean out and keep the River or Dock open Opposite the ~~Corner~~ South West Corner of the aforesaid Lott on the West side thereof (allowing twenty feet for the Street running through the same opposite the said Wharf which is always to be kept open and used in Common as a public Street for passing and repassing and all kinds of Communication as a high way) for the remaining space of ten feet Opposite the said Dock and parallel with the said Lott on the South West