John Eager Howard
to
Frederick Beamer

Maryland ss.

This Indenture made this Seventh Day of September fourteen hundred and Eighty two Between John Eager Howard of Baltimore County Gentleman of the one part and Frederick Beamer of same County Innholder of the other part Witnesseth that the said John Eager Howard for and in Consideration of the payment of the Rents and performance of the Covenants hereinafter mentioned on the part of the said Frederick Beamer and his Assigns, to be paid and performed Hath Demised granted Leased and to Farm Letten, and by these presents Doth Demise, grant Lease and to farm Let, unto the said Frederick Beamer his Executors, Administrators and Assigns, all those two Lotts or parcells of Ground situate and lying in Howards late Addition to Baltimore Town and known and Distinguished on a Platt of said Town by the Number Six Hundred and forty Seven and Six hundred and sixty Eight, and Begining for the same at the Intersection of German and Howard streets, and runing South on Howard street ten perches to Cyder Alley then West on Cyder Alley Eight perches and one half perch, thence North parallel with Howard street to German street thence East on German street to the Begining Together with all improvements thereon made Lanes Alleys, Ways, Waters Priviledges, Easments, Emoluments and Advantages to the said Lotts of Ground Belonging or in anywise appertaining To have, and to Hold the said Lotts of Ground and premises, with their and every of their Appurtenances unto the said Frederick Beamer and his Executors Administrators and Assigns from the Day next before the day of the Date of these Presents for and during and untill the full end and Term of Ninety Nine Years from thence next Ensuing, fully to be Compleat and ended; Yielding and Paying therefore to the said John Eager Howard his Heirs and Assigns the yearly Rent or Sum of Twenty six pounds Nine shillings and three pence Current Money in half Johannes at three pounds each and Mexican Dollars at four shillings and six pence each on the first Day of September in each and every

every year During the Continuance of this Present Demise and if it shall happen that the said yearly Rent or sum of Twenty six Pounds nine shillings and three pence Current Money shall be in arrear and unpaid by the space of sixty Days next after the time on which the same is above reserved to be paid the same being first Lawfully Demanded that then it shall and may be Lawfull to and for the said John Eager Howard his Heirs or Assigns into the said Demised premises or any part thereof in the Name of the Whole to reenter and the same to have again repossess, Occupy and Enjoy as in his or their former Estate, untill all such Arrearages of Rent with Legal Interest therefor and all and every Cost Charge and Expence incurred by the said John Eager Howard his Heirs or Assigns by reason of the Non payment of said Rent, shall be fully satisfied and paid or make Distress therefor at his or their Option and also if the said yearly Rent or sum of twenty Six Pounds nine shillings and three pence Current Money shall be in Arrear and unpaid by the space of one whole year next after the Time on which the same is above Reserved to be paid the same being first Lawfully Demanded that then it shall and may be Lawfull to and for the said John Eager Howard his Heirs or Assigns into the said Demised premises or any part thereof in the Name of the whole to reenter and the same to have again repossess, Occupy and enjoy as in his or their former Estate: and that then and in such Case This Indenture and every Clause, Matter and Thing therein contained shall from thenceforth be utterly void and of none Effect and the said Frederick Beamer for himself his Heirs Exec.rs Adm.rs covenant and agree with the said John Eager Howard his Heirs & Assigns that he and his Assigns shall within the Term of four Years from the Date hereof erect and Build a good substantial Dwelling House on the premises of the yearly Value of thirty five pounds Current Money and in Case the said Building shall not be erected within the said Term, then the said Frederick Beamer for himself his heirs Administrators and Assigns, doth Covenant to pay to the said John Eager Howard his Heirs and Assigns the annual Sum of Twenty five Pounds Current Money exclusive of and in addition to the Rent already reserved; which said additional sum of Twenty five Pounds Current Money, shall be regularly and duly paid every year untill the said Buildings are Erected and then to cease and not before, and the said Frederick Beamer for himself his Executors Administrators and Assigns, doth Covenant and agree to and with the said John Eager Howard, his Heirs and Assigns