letter, and by these presents doth Demise Grant, lease, set and to farm let
unto the said John Young Carpenter, his Executors, administrators, and assigns
all that Lott, piece, or parcel of Ground situate lying and being on the
East side of Jones's Falls in Baltimore Town, and in that part thereof known
by the Name of Philpotts Point, and is Distinguished on the plan of the said
Town by the Number Two Hundred and Sixty Nine, together with all and singular
the premises thereon being, and all and every the appurtenances, and Advanta-
-ges thereunto belonging **To have and to Hold** the said Lott or parcel of Ground
and premises with the appurtenances, and advantages, thereunto belonging unto him
the said John Young, his Executors, administrators, and assigns, from the Day of
the Date hereof, for and during, and unto the full end and Term of Ninety Nine
years, now next Ensuing, fully to be Complete and ended, yielding and paying
therefore unto him the said Brian Philpott, his Heirs and assigns, the yearly
Rent or sum of Ten pounds in Gold or Silver Specie, on the first Day of March
in each and every year, during the Continuance of this present Demise
and the said John Young Carpenter, for himself his Heirs, Executors, admi-
-nistrators, and assigns, doth hereby Covenant, promise grant and agree to
and with the said, Brian Philpott, his Heirs, Executors, administrators, and
assigns in manner and form following, that is to say, that he the said John
Young Carpenter, his Heirs, Executors, administrators, and assigns, shall
and will, from time to time, and at all times hereafter, pay or cause to be
paid unto the said Brian Philpott, his Heirs or assigns, or other person properly
authorized to receive the same, the said yearly Rent or sum of Ten pounds Specie
upon the time and in manner and form as the same is above reserved to be paid, and
Further that he the said John Young, his Heirs, Executors, administrators
and assigns, shall and will within the space of three years from the Com-
-mencement of the Demise hereby made, at his own proper Cost and Charge
build Erect and Complete on the front of said Lott or parcel of Ground
a good and sufficient Frame House to Cover four hundred Square feet
and to be Constructed, so as to guard as much as may be, against the Ca-
-sualty of fire, and if it shall happen that the said yearly Rent, or any
part thereof, 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 reserv-
-ed to be paid, that then it shall and may be lawfull to and for the
said Brian Philpott, his Heirs or assigns, into the said Demised prem-
-ises to enter and make Distress in and upon any part thereof for

the

the same, and the said Brian Philpott for himself, his Heirs, Executors, ad-
-ministrators, and assigns doth hereby Covenant, promise Grant and agree to
and with the said John Young Carpenter his Executors, administrators, and
assigns that if such Buildings shall not be erected and Completed within the
time limited for the Erecting and Completing thereof that then and in that
case the said John Young Carpenter his Heirs Executors, administrators
and assigns, upon his or their paying or tendering in payment the sum of
Ten pounds Specie, in Gold or Silver Specie, ~~in Gold or Silver~~ as a fine there-
-for and all the Rents that shall then be due and in arrear unto the said
Brian Philpott, his Heirs or assigns, within one Month after the Expira-
-tion of the said three years, shall and may have the further space or time
of three years, from the end of the said three years, for the erecting and Building
such House as aforesaid, and further that he the said Brian Philpott his
Heirs or assigns, shall and will upon the request and at the proper Cost and
Charge of the aforesaid John Young Carpenter, his Heirs, Executors, admi-
-nistrators or assigns, and upon his or their payment or tender of pay-
-ment the sum of Ten pounds in Gold and Silver Specie, in the Name
of and as a fine for Renewment at any time during the Continuance
of this present Demise make and execute unto him the said John
Young Carpenter his Executors, administrators, or assigns, so requesting
paying or tendering as aforesaid a New Lease of the said Demised pre-
-mises, for other ninety nine years, to take effect and Commence from
the end of the Term, for which the same is above Demised, under the
same Rents and under the like Covenants Clauses and agreements as
are herein Contained, so that this present Demise, shall and may
be Renewed and Renewable forever, and he the said John Young Car-
-penter, his Executors, administrators, and assigns the aforesaid
Demised ground and premises with the appurtenances for and
during the aforesaid Term of Ninety Nine years hereby letten, shall
and may peaceably and quietly have hold Occupy possess and
enjoy for and on the payment of the Rents and performance of the
Covenants, Conditions, and agreements herein before mentioned and
Contained, on the part of the said John Young Carpenter his Execu-
-tors administrators, and assigns to be paid, and performed according
to the true intent and meaning of these presents, from and against him
the said Brian Philpott, his Heirs and assigns, and all and every other
person or persons claiming any thing therein or thereto by from or under
him