William Fell to Thomas Bond

This Indenture made this Twenty eigth day of July in the year of our Lord Seventeen Hundred and Eighty three Between William Fell of Baltimore County in the State of Maryland (Gentleman) of the one part and Thomas Bond of Harford County 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 Thomas Bond 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 Thomas Bond his Executors Administrators, and Assigns all those Lots of Land, lying and being in Baltimore Town in the County aforesaid known or distinguished by the Numbers 297. 299. 301 & 303 which is contained within the following Metes and Bounds Courses and distances, viz Beginning at the distance of Sixty feet North from the Intersection of Smiths Street & Castle Alley & Running thence North two hundred and forty feet to Lot No 305 thence East two Hundred & Twenty feet to the out line of William Fells last addition to Baltimore Town thence South two hundred and forty feet parrellel with Castle Alley to Lott No 295 thence bounding on that Lott to the place of Begining with all and Singular the Premises on the said Lot of Land being and appurtenances thereunto belonging To Have and To Hold the said demised Ground and Premises with their Appurtenances unto the said Thomas Bond 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 penny Sterling

Money in Manner and form following to wit on the Twenty ninth day of August in each Year and the said Thomas Bond 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 said Thomas Bond his Heirs Executors Administrators and Assigns, shall and will from Time to Time and all Times hereafter pay or Cause to be paid to the said William Fell his Heirs and Assigns or such person or persons as shall be properly authorized to receive the same the Yearly Rent or Sum of One penny Sterling in Manner and form as the same is above reserved to be paid And the said Thomas Bond for Himself his Heirs Executors Administrators and Assigns doth covenant promise and Agree to and with the said William Fell his Heirs, Executors, Administrators and Assigns well and truly to pay the above reserved Rent or Sum of One penny Sterling free and clear of all Encumbrances, Taxes Assessments, Duties and Public Dues of any nature or kind and further that he the said Thomas Bond 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 Premises to enter and make distress in and upon any Part thereof for the same And the said William Fell for Himself