therefore 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 Expiration 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 Thomas Coulson his Heirs Executors Administrators or Assigns and upon his or their Payment or Tender of Payment the Sum of fifteen 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 Thomas Coulson his Executors, Administrators or Assigns so Requesting, paying, or Tendering, as aforesaid a New Lease of the said Demised Premises 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 present Demise shall and may be renewed and Renewable forever And he the said Thomas Coulson 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 use 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 Thomas Coulson his Executors 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 them or any of them and it is also hereby provided and expressly

Covenanted, granted, concluded and agreed upon by and between the said parties to these Presents their Executors Administrators and Assigns respectively that in case such House as aforesaid shall not be built within the space of three years herein before limited for the erecting building and compleating thereof and also if Default shall be made in the Payment of the said Sum of fifteen pounds in Gold or Silver Specie within the One Month next after the Expiration thereof or that after such last mentioned payment there shall happen to be default made in erecting the said House as aforesaid within the three years last limited for the erecting, building and compleating the same or if Default shall be made in the payment of any One Years Rent for the Space of Six Months next after any of the Days or Times on which the same is above reserved to be paid as aforesaid that then it shall and may be lawful upon any such Default as aforesaid, Contrary to the True intent and Meaning of these Presents for him the said Brian Philpott, his Heirs or Assigns if to them it shall seem meet, into the said Demised Ground and Premises or any part thereof in the Name of the whole to reenter and the same again to Have Hold, repossess and enjoy as in his or their former Estate as if this present Demise had never been made And upon any such Default as aforesaid these presents and every Clause, Matter and thing herein contained as from and against him the said Brian Philpott, his Heirs or Assigns shall immediately thereupon cease, determine and become absolutely null and Void to all Intents and Purposes whatsoever In Witness Whereof the said Parties to these Presents have hereto interchangeably set their Hands and Seals the Day and year first above Written

Signd Sealed and Delivd in presence of
David Evans, Jno Johnston

Brian Philpott [L.S.]
Thomas Coulson [L.S.]

Baltimore County to wit On the Twenty first Day of July 1783 before the Subscribers, two Justices of the Peace in and for the County aforesaid came Brian Philpott and Thomas Coulson Parties to the within Indenture of