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 Benjamin Rogers 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 injoy as in his or their former Estate until all such Arrearages of Rent with legal Interest therefore and all and every Cost Charge and Expence incurred by the said Benjamin Rogers his Heirs or Assigns by Reason of the Non payment of said Rent shall be fully satisfied and paid or make Distress therefore at his or their Option And also if the said Yearly Rent or Sum of Twenty Pounds Sterling shall be in Arrear and unpaid by the space of 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 Lawful to and for the said Benjamin Rogers 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 injoy 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 Robert Ballard for Himself his Executors Administrators and Assigns doth Covenant and agree to and with the said Benjamin Rogers his Heirs and Assigns well and truly to pay the above reserved yearly Rent or Sum of Twenty pounds Sterling at the Time above limited for the Payment of the same and the said Benjamin Rogers for Himself his Heirs and Assigns doth Hereby Covenant and agree to and with the said Robert Ballard and his Assigns that he the said Robert Ballard and his Assigns on the

Payment of the Rent and Performance of the Covenants herein before mentioned and reserved on the Part of the said Robert Ballard and his Assigns to be paid and performed shall and may peaceably and Quietly have hold Use Occupy possess and enjoy the above demised Land and Premises with their and every of their Appurtenances for and during the aforesaid Term of Ninety Nine Years for which the same is above demised, without the Let, Trouble, or Interruption of him the said Benjamin Rogers his Heirs or Assigns or any other Person or Persons Claiming any thing therein by from or under him them or any of them or by his or their Privity or Procurement And Also that the said Benjamin Rogers his Heirs and Assigns at any Time or Times Hereafter during the Continuance of this Present Demise on the request and at the Cost and Charge of him the said Robert Ballard and his Assigns and on his or their Payment or tendering in payment the Sum of Twenty pounds Sterling as a fine therefore to the said Benjamin Rogers his Heirs and Assigns make and execute or Cause to be made and executed a New lease of the above demised Land and Premises, for other Ninety Nine Years to Commence and take Effect from and at the End of the Term for which the same is above Demised Subject to the same Rents and under the like Covenants, Clauses and Agreements as are Herein before Mentioned so that this present Demise may be Renewable and Renewed forever In Witness Whereof the Parties hereto have set their Hands and affixed their Seals the Day and Year first above Written

Signed Sealed and Delivered In presence of } Benjamin Rogers (Seal) Robert Ballard (Seal)

David McMechen

Baltimore County ss On the 2d day of August 1783 personally appeared the Within named parties to this Indenture of Lease before us the Subscribers two of the Justices for said County and Severally acknowledged