Acknowledged the same to be their Act and Deed According to the true intent and Meaning thereof

Thos. Russell Wm. Russell

Received to be Recorded the 2d Day of August 1783 Same Day Recorded and Examined p Wm Gibson Clk.

Maryland }

Benjamin Rogers to Robert Ballard } This Indenture made this thirty first day of July Seventeen Hundred and Eighty three Between Benjamin Rogers of Baltimore County Gentleman) of the One part and Robert Ballard of Baltimore County Gentleman, of the Other part Witnesseth that the said Benjamin Rogers for and in Consideration of the Payment of the Rents and Performance of the Covenants herein after mentioned on the part of the said Robert Ballard 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 Robert Ballard his Executors Administrators and Assigns all those Lotts and Parcels of Ground situate lying and being in Rogers Addition to Baltimore Town and Distinguished on a Platt thereof by the Members Six Hundred and twelve Six Hundred and four and One half of five hundred and Ninety Six Beginning for the same at the Intersection of Alisanna and Luzern Streets and running North on Luzern Street one hundred and fifty feet to the Middle of Lott Number five Hundred and Ninety Six thence running West down the Middle of said Lott to Porter Alley then running South on Porter Alley to Alisanna Street thence East on Alisanna Street to the Beginning Togither with all Improvements thereon made Lanes Alleys Ways Waters Priviligies Easements Emoluments and Advantages to the said Robert Ballard

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 Robert Ballard his Executors Administrators and Assigns from the Day next before the Day of the Date of these Presents, for and during and until the full End and Term of Ninety Nine Years from thence next ensuing, fully to be Complete and ended Yielding and Paying therefore to the said Benjamin Rogers his Heirs and Assigns, the Yearly Rent or Sum of twelve pounds ten Shillings Sterling Money of Great Brittain in two Yearly payments to wit on the Twenty fifth Day of September and on the twenty fifth Day of March in each and every Year during the Continuance of this present Demise And if it shall happen that the said Yearly Rent or Sum of twelve pounds and ten Shillings Sterling shall be in Arrear and unpaid by the space of Thirty 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 enjoy 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 twelve pounds and ten Shillings Sterling 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 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 Enjoy as in his or their former