Whatsoever as he the said George Wells, now hath or might, or ought to have and Enjoy the same by force and Virtue of the said Recited Indenture of Lease or by any other ways or means Whatsoever Provided, allways and it is Expressly Covenanted Granted and Concluded, on by and Between the parties Aforesaid for themselves their and each of their Heirs Executors administrators and Assigns that he the said Elizabeth Ferguson, her Executors, Administrators and Assigns, shall and will within one year from the Commencement of the Demise hereby made, at or their own proper Cost and Charge, Build and Erect on the Demised Premises a good and sufficient Stone or Brick House to Cover four Hundred Square feet Covered with Jointed Pantile Cypress Shingles, and shall and will yearly and every year during the said demise well and truly pay or cause to be paid, to him the said George Wells his Heirs Executors, administrators or Assigns, or Lawful Attorney the yearly Rent or sum of Five Pounds Sterling Money in Gold or Silver Specie at or upon the Ninth Day of February Yearly and every year during this Present Demise, and it is also Provided, and hereby Expressly Covenanted Granted Concluded and Agreed by and Between the said parties to these Presents for themselves their Heirs, Executors, Administrators and Assigns Respectively that in Case such House shall not be so Built within the Year Above mentioned, that then and in that Case it shall and may be Lawful, upon such default as Aforesaid for him the said George Wells or his Lawful Attorney, into the said Demised, Premises or into any part or parcel thereof in the Name of the Whole to re=enter and the same and every part thereof again to have hold Possess and Enjoy, as in his or their former Estate as if this Present Demise had never been made, and immediately this Present Demise and every Clause matter and thing herein Contained, as from and Against him the said George Wells his Heirs Executors, Administrators and Assigns or Lawful Attorney shall thereupon Cease Determine and be Absolutely

Void

Void to all Intents and purposes Whatsoever, and the said George Wells, for himself his Heirs, Executors, Administrators and every of them, doth Covenant Promise and Agree to and with the said Elizabeth Ferguson her Executors, Administrators and Assigns, and every of them, that the said Recited Indenture of Lease is a good and sufficient Lease and that he hath not done nor will do any Act or Acts to Forfeit the said Lease or incumber the said Premises, and also that the said Elizabeth Ferguson, her Executors, Administrators and Assigns upon Payment of the Rents Reserved, and Performance of the Covenants herein Contained, shall and may Peaceably and quietly have Hold Use Occupy Possess and Enjoy, all and singular, the said piece or parcel of Ground Above Bargained, and Sold, with the Appurtenances, without the let Trouble hindrance, molestation or denial of him the said George Wells or any other person Claiming, under him, during all the Rest Residue and Remainder of the said Term of Ninety Nine Years yet to Come and Unexpired, In Witness whereof the said Parties to these presents have hereunto set their Hands and Affixed their Seals the day and year first Above Written—

Sealed & Delivered in presence of
John Barry — James Tibbitt

George Wells (Seal)
Elizabeth Ferguson (Seal)

Recd. the date within Written of Elizabeth Ferguson the sum of Fifty Pounds Specie being the full Consideration Money within mentioned to be paid by her to me—

George Wells

Geo. Gould. Prisbury

Baltimore County ss. On the Third Day of September 1783 before us the Subscribers two Justices of the Peace for the County Aforesaid Came the parties to the within Indenture of Assignment, and Severally Acknowledged the same to be their respective Acts and Deed According to the true Intent and meaning thereof

Acknowledged Before, Geo. Gould. Prisbury — Thos. Elliot —

Received to be recorded the 4th Day of September 1783 same day recorded and Examined —

Per Wm. Gibson Clk