Covenants herein after Mentioned on the Part of the said Peter Zambro And his 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 Peter Zambro his Executors, Administrators and Assigns all that Lott or Parcel of Ground situate and lying in Baltimore County in the Town of Portland and known and distinguished on the platt thereof, by the Number sixty two Begining for the same at the Corner of Lott Number Fifty one, on Hudson Street and running thence binding On Hudson Street, to Lott Number Sixty Nine, then Binding on Lott Number sixty nine to Whale Bone Alley, then Binding on whale Bone Alley to the Lott number Fifty one and thence binding on Lott Number Fifty One to the Begining Together with all Improvements thereon made, Lanes, Alleys, Ways, Waters Privileges, Easments, Emoluments and Advantages to the said Lott of Ground belonging, or in any wise Appertaining To Have And To Hold the said Lott of Ground and premises, with their and every of their Appurtenances unto the said Peter Zambro his Executors, Administrators and Assigns, from this twenty sixth Day of August in the Year of our Lord One thousand Seven Hundred and Eighty three for and during the Rest and Residue of the Term of Ninety Nine Years, fully to be Compleat and Ended, to be computed from the Ninth Day of October, in Year of Our Lord, One Thousand Seven Hundred and Seventy Nine, it being the Date of the Leap for said Demised Premises from Richard Mole of Baltimore County, to the said Jonathan Hudson, as by Reference to the Records Baltimore County, will fully Appear, together with the Benefit of Renewment from Time to Time forever Yeilding And Paying therefor, to the said Jonathan Hudson, his Heirs and Assigns, the Yearly Rent or Sum of Three Pounds, Sterling Money, payable in English gallons Guineas at Twenty One Shillings Each and Mexican Dollars at four Shillings and six pence each in Lieu of and in full for all other Ground Rents, to which the said Premises are Subject, on the first Day of September 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 three Pounds 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 lawfull to and for the said Jonathan Hudson, his Heirs or Assigns, into the said Demised Premises, or any part thereof, in the Name of the whole, to re-enter, and the same to have again, repossess, occupy and enjoy as in his and their former Estate untill all such Arrearages of Rent, with Legal Interest therefor, and all and every Cost, Charge and Expence incured by

The said Jonathan Hudson, his Heirs or Assigns, by Reason of the Non payment of said Rent, shall be fully Satisfied and paid, or make Distress therefor at his or their Option And the said Peter Zambro doth for himself, his Heirs Executors, and Administrators, covenant and Agree with the said Jonathan Hudson, his Heirs and Assigns, that he the said Peter Zambro and his Assigns, shall within the Term of Five Years from the Date hereof, erect and build good Substantial Improvements on the said Demised Premises or of the Yearly Value of Ten Pounds, current Money; and in Case the said building shall not be erected within the said Term, then the said Peter Zambro for himself his Heirs, Administrators and Assigns, doth covenant to pay to the said Jonathan Hudson, his Heirs and Assigns, the Annual sum of Five Pounds Current Money exclusive of, and in Addition to, the Rent already reserved, which said additional sum of Five Pounds Current Money, shall be regularly and duly paid every Year, untill the said Buildings are erected, and then to cease, and not before. And the said Peter Zambro for himself, his Executors, Administrators and Assigns, doth Covenant and agree to and with the said Jonathan Hudson, his Heirs and Assigns, well and truly to pay the above reserved Yearly Rent or sum of three pounds Sterling at the Time above limited for the payment of the same; and the said Peter Zambro for himself, his Heirs, Executors and Administrators and Assigns, doth Covenant with the said Jonathan Hudson, his Executors, Administrators And Assigns that he the said Peter Zambro his Executors Administrators and Assigns, shall not at any Time hereafter, erect, keep, or permit a publick Ferry to be kept on the Lott of Ground aforesaid; but that all publick Ferries at any time hereafter necessary to be kept on the Town of Portland, shall be kept and Solely and exclusively conducted by the said Jonathan Hudson, his Heirs. Executors, Administrators and Assigns; and that the said Peter Zambro his Executors, Administrators and Assigns, shall never erect any publick ferry on the said Demised Premises hereafter, without the Consent and Approbation of the said Jonathan Hudson, his Heirs, Executors, Administrators or Assigns; And the said Jonathan Hudson, for himself, his Heirs, and Assigns, doth hereby covenant and agree, to and with the said Peter Zambro and his Assigns, that he the said Peter Zambro 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 Peter Zambro 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 Rest and Residue of the Aforesaid Term of Ninety Nine Years, for which the same is above Demised, without the Lett, Trouble, or Interruption of him the said