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 the Year of Our Lord, One Thousand Seven Hundred and Seventy nine, it being the Date of the Lease for the said Demised Premises from Richard Moale, of Baltimore County, to the said Jonathan Hudson, as by Reference to the Records of Baltimore County, will fully appear, together with the Benefit of Renewment from time to time for ever, Yielding and paying therefor, to the said Jonathan Hudson, his Heirs and Assigns the Yearly Rent or Sum of Twelve Pounds Ten Shillings Sterling Money Payable in English Golden 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 Twelve Pounds 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 Lawfully demanded, that then it shall and be Lawful 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 incurred 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 George doth for himself, his Heirs, Executors, and Administrators Covenant and agree with the said Jonathan Hudson, his Heirs and Assigns, that he the said George and his Assigns, shall within the Term of five Years from the ~~from the~~ Date hereof, erect and build good substantial Improvements on the said demised Premises of the Yearly Value of thirty five pounds, Current Money; and in Case the said building shall not be erected within the said Term then the said George for himself his Heirs, Administrators and

And Assigns doth covenant to pay to the said Jonathan Hudson, his Heirs, and Assigns, the Annual Sum of twenty Pounds Current Money exclusive of and in Addition to, the Rent already reserved, which said additional sum of Twenty pounds current Money, shall be regularly and duly paid every Year, untill the said Buildings are erected ~~which said additional sum of Twenty Pounds Current Money shall be regularly and duly paid every Year, until the said Buildings are erected~~, and then to cease, and not before, And the said George for himself his Executors, Administrators and Assigns, doth covenant and agree to and with the said Jonathan Hudson, his Heirs and Assigns, well truly to pay the above Reserved yearly Rent or Sum of Twelve pound ten Shillings Sterling at the Time above limited for the payment of the same; and the said George 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 George his Executors, Administrators and Assigns, shall not at any time hereafter, erect, keep or permit a public Ferry to be kept on the Lott of Ground aforesaid; but that all public 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 George his Executors, Administrators and Assigns; shall never erect any public 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 George and his Assigns that he the said George and his Assigns, on the payment of the Rents and Performance of the Covenants herein before Mentioned and Reserved, on the part of the said George 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 Rest and Residue of the aforesaid Term of Ninety nine Years, for which the same is above demised, without the let, Trouble, or Interruption of him the said Jonathan Hudson