Andrew Hooke
To
Richard Rufsell

This Indenture Made the Twenty third Day of October in the Year of our Lord One Thousand Seven Hundred and Eighty three Between Andrew Hook of Baltimore Town in Baltimore County and State of Maryland of the One part and Richard Rufsell of the same Town County and State of the Other part Whereas Christopher Hughes by his Indenture of Lease bearing date the Twenty Ninth day of March in the Year of our Lord One Thousand Seven Hundred and Eighty two and Recorded among the Records of Baltimore County in Liber WG W H Folio 236 &c for the Consideration therein Mentioned did demise Lease & to farm Let unto the above Named Andrew Hook his Executors Administrators and Assigns for and during the Term of Ninety Nine Years Renewable for ever all that part of the Lots or parcels of Ground Situate lying and being in the then last Addition to Baltimore Town on the West side of Jones Falls which is Contained within the Metes bounds Courses and distances in the said Indenture Mentioned and Expressed Reference to the said Indenture being had will fully and at Large appear Now This Indenture Witnesseth that the said Andrew Hook for and in Consideration of the sum of Twenty Shillings Current Money to him in hand paid by the said Richard Rufsell at or before the ensealing and delivery of these presents the Receipt Whereof he doth hereby Acknowledge Hath Bargained sold Assigned Transferred and set over and by these presents doth Bargain sell Assign Transfer and set over unto him the said Richard Rufsell his Executors Administrators and Assigns all that part of the Lots or parcels of Ground above mentioned which is Contained within the Metes bounds Courses and distances Viz^t Beginning for the same on Sharpes Street Adjoining that part of said Lots heretofore Leased by Christopher Hughes to Thomas Moore and running thence Northerly bounding on Sharpes Street Eighteen feet then Easterly parrallel with Moores line Ninety seven feet & one half of a foot then Southerly parrallel with Sharpes Street Eighteen feet and then with a straight line to the Beginning Together with the premisses thereon being and Appurtenances thereunto belonging and all the Estate Right Title Interest Term of years to Come property Claim and demand Whatsoever of him the said Andrew Hook therein or thereto To have and to hold the said above described part of Lots or parcels of Ground Aforesaid unto him the said Richard Rufsell his Executors Administrators and Assigns for and during all the Rest Residue & Remainder of the Term of Ninety Nine Years therein yet to come and unexpired in as large Ample and beneficial Manner to all intents and purposes whatsoever as he the said Andrew Hook might should could or Ought to have hold and enjoyed the same by any Ways or Means whatsoever under and and Subject Nevertheless to the payment of the yearly Rent of Nine pounds Current Money on the twenty fifth day of March in each and

Every Year during the above demise or Assignment (the first Years Rent to Commence & be due on the Twenty fifth day of March Next ensuing the Date of these presents) and performance of the Other Covenants and agreements hereinafter Contained on the part of the said Richard Rufsell his Executors Administrators and Assigns And the said Richard Rufsell for himself and his Heirs Executors Administrators and Assigns doth Covenant to and with the said Andrew Hook his Heirs and Assigns well and Truly to pay the above Reserved Yearly Rent or sum of Nine pounds Current Money upon the times above Reserved for the payment thereof And also that he will build and Erect on the said above Assigned Ground & premisses within two Years from the Date hereof a good and sufficient House of the Yearly Value of Twenty five pounds Current Money And it is Concluded Granted and Agreed upon by and between the parties to these presents that in Case there shall be default in the payment of any one Years Rent for the Space of thirty days next after the same shall or may Bridgeand become due or if there shall be default in Building a House as aforesaid within the Two Years above limited for that purpose then and in that Case it shall & may be Lawfull to and for the said Andrew Hooke his Executors Administrators or Assigns into the said above Assigned Ground & premisses or any part thereof in the Name of the whole to Reenter and the same again to have hold Possess and enjoy as in his or their former Estate untill all such Arrearages of Rent shall be fully paid & Satisfied and the house shall be built as aforesaid or shall & may make distress for the said Yearly Rent at his or their Option or if Default shall be made in the payment of any One Years Rent for the Space of six Months next after any of the Times Reserved for the payment thereof or in building the House as aforesaid then and in that Case this Indenture and every Clause matter & thing herein Contained shall Cease & be Void on the part of the said Andrew Hook to all intents and purposes Whatsoever as fully as the this Indenture never been made And the said Andrew Hook doth covenant to and with the said Richard Rufsell his Executors Administrators and Assigns that he hath not done nor will he his Heirs Executors Administrators hereafter do any Act to forfeit the above in part recited Lease or incumber the Above Assigned Ground & premisses but that he the said Richard Rufsell his Executors Administrators and Assigns paying the Above Reserved Yearly Rent & performing the Covenants and agreements above Contained on their parts shall and may for and during the Residue & Remainder of the Term of Ninety Nine Years therein yet to come and unexpired have hold and enjoy the above Assigned Ground & premisses Without the Let suit trouble or denial of him the said Andrew Hook his Heirs Executors & Administrators or any Person or persons Claiming under him or them — And Also at any time during the above Assignment on the payment of the Sum of Nine pounds Current Money shall have a Renewment of the above Assigned Ground & premisses for Other Ninety