Current Money shall be in Arrear and unpaid, by the Space of One Whole Year next, after the Time on which the same is above Reserved to be paid, the same being the first Lawfully demanded, that then it shall and may be Lawful to and for the said John Eager Howard, 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, and that then and in such Case this Indenture, and every Clause, Matter and thing therein Contained, shall from thence forth be utterly Void and of none Effect And the said Lloyd Teal doth for himself, his Heirs, Executors, and Administrators, Covenant and agree with the said John Eager Howard, his Heirs and Assigns, that he the said Lloyd Teal and his Assigns, shall within the Term of four Years from then Date hereof, erect and build a good substantial Dwelling House on the premises of the Yearly Value of Twenty Pounds, Current Money; and in Case the said Building shall not be Erected, within the said Term, then the said Lloyd Teal for himself, his Heirs, Administrators and Assigns, doth Covenant to pay to the said John Eager Howard, his Heirs and Assigns the Annual sum of Twelve Pounds Current Money, exclusive of, and in Addition to the Rent Already reserved, which said Additional sum of Twelve 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 Lloyd Teal for himself, his Executors Administrators and Assigns, doth Covenant to and with the said John Eager Howard his Heirs and Assigns, well and truly to pay the above Reserved Yearly Rent or sum of Eleven pounds Current Money at the time above limited for the payment of the same, and the said John Eager Howard for himself, his Heirs and Assigns, doth hereby Covenant and agree, to and with the said Lloyd Teal and his Assigns, that he the said Lloyd Teal 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 Lloyd Teal 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 aforesaid Term of Ninety Nine Years for which the same is above demised, without the Let, Trouble, or Interruption of him the said John Eager Howard, his Heirs or Assigns, or any other person or persons Claiming any thing thereby, from or under him, them or any of them, or by his or their privity or procurement And Also, that the said John Eager Howard, his Heirs and Assigns, at any time or times hereafter, during the Continuance of this present Demise, on the Request and at the Cost and Charge of Him the said Lloyd Teal and his Assigns and on his or their payment, or Tendering in payment the Sum of Eleven pounds Current Money as aforesaid therefore to the said John Eager Howard, his Heirs and Assigns, make and Execute, or cause to be made and Executed, a new Lease of the above demised Land and premises, for other Ninty Nine Years, to commence and take effect from and at the End of the Term for which the same is above demised, Subject to the same Rents and under the like Covenants clauses, and agreements as are herein before Mentioned, so that this present Demise may be Renewable and Renewed for ever, In Witness whereof the parties hereto have set their Hands and Affixed their Seals, the Day and Year first above Written

Signed Sealed and Delivered in presence of
William Calhoun Caleb Merryman

J. E. Howard (Seal)
Loyd Teal (Seal)

County of Baltimore, to Wit On the Third Day of July 1783 came before us the the Subscribers two Justices Assigned to keep the peace for the County aforesaid John Eager Howard and Lloyd Teal who severally Acknowledged the within Instrument of Writing as their respective Act and Deed according to the True Intent and Meaning thereof

Jas. Calhoun Henry Wilson

Received to be Recorded the 2d Day of January 1784 same Day Recorded & Examined

Wm Gibson Clk.

Thomas Drown
to
Samuel Messer Smith

This Indenture made this fifteenth Day of August in the Year of our Lord One Thousand Seven Hundred and Eighty three Between Thomas Drown of Baltimore County in the State of Maryland of the One part and Samuel Messersmith of the Same County and State of the Other part Witnesseth that the said Thomas Drown for and in Consideration of the Sum of thirty pounds Current Money to him in hand paid at or before the ensealing and Delivery of these presents the receipt Whereof he doth hereby Acknowledge as Also for and in Consideration of the payment of the Rents and performance of the Covenants and agreements herein after Contained on the part and behalf of the said Samuel Messersmith his Executors Administrators and Assigns Hath Bargained Sold Assigned Transferred and Set over And By these presents doth Bargain sell Assign Transfer and Set over unto him the said Samuel Messersmith his Executors Administrators and Assigns all those three Lots or parcels of Ground situate lying and being Nearly adjoining to Baltimore on the East side of Jones's falls heretofore laid out into Lots by Abraham Enser and distinguished on the platt of the said Ground so laid out by the Numbers Nineteen twenty and One Hundred and Twenty Seven together with the premises thereon being and all and every the Appurtenances and Advantages thereunto belonging and all the Estate Right Title Interest Term of Years to come Claim and Demand Whatsoever of him the said Thomas Drown therein or thereto of which said lots or parcels of Ground above Mentioned and described were on the Twenty fourth day of January Seventeen Hundred and Eighty three together with other Lots Leased by the above Named Abraham Enser to the Aforesaid Thomas Drown and which Lease is Recorded among the Records of Baltimore County in Liber WG No. L folio 198 &c Reference thereto being had will fully and at Large Appear To have and to the said above Mentioned and described Lots or parcels of Ground and premises with the Appurtenances and Advantages thereunto belonging unto him the said Samuel Messersmith his Executors Administrators & Assigns for and During all the Rest Residue & Remainder of the Term of Ninety Nine Years therein yet to come and unexpired in as full Large Ample and Beneficial Manner to all Intents and Purposes Whatsoever as he the said Thomas Drown might should or ought to have hold and enjoyed the same by any ways or means Whatsoever Under and Subject Nevertheless to the payment of the Yearly Rent or Sum of four pounds ten Shillings Sterling Money on the Twenty fourth Day of January in each and every Year during the above demise or Assignment And the said Samuel Messersmith for himself and his Heirs Executors & Administrators or Assigns doth Covenant Promise Grant Covenant to and with the said Thomas Drown his Heirs & Assigns for and During the Residue of the Term Aforesaid well and truly to pay unto the above Named Abraham Enser or Other person properly Authorized to receive the Same the above Reserved Yearly Rent or Sum of Four pounds ten Shillings Sterling Money upon the Times above Limitted for the payment thereof, and the said Thomas Drown for himself and his Heirs Executors & Administrators doth Covenant promise Grant and agree to and with the said Samuel Messersmith his Executors Administrators and Assigns that he hath not done nor will he or they hereafter do any act to forfeit or incumber the above Assigned Ground & premises But that he the said Samuel Messersmith his Executors Administrators & Assigns paying the Yearly Rent in Manner & form above Reserved shall and may at all times hereafter peaceably and quietly have hold and enjoy the above Assigned Ground & premises without the Let suit Trouble or Denial of