Term of Ninety Nine Years, from thence next ensuing, fully to be Complete and ended;
Yielding and paying therefor, to the said Daniel Bowly and Richard Ridgely, their Heirs
and Assigns, the Yearly Rent or sum of Twenty Pounds Sterling Money payable in English
Golden Guineas at Twenty one Shillings each, and Mexican Dollars at four Shillings and
six pence each, 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 Twenty Pounds Sterling Money, payable in Specie as aforesaid 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 Lawful to and for the said Daniel Bowly and Richard Ridgely
their 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 their former Estate, until all such Arrearages of Rent, with Legal Interest
therefor, and all and every Cost, Charge and Expence incurred by the said Daniel
Bowly and Richard Ridgely their Heirs or Assigns, by Reason of the Non payment
of said Rent shall be fully satisfied and paid, or make Distress therefor at their
Option, And Also if the said Yearly Rent, or sum of Twenty Pounds Sterling Money
payable in Specie as aforesaid shall be in arrear and unpaid, by the space of
whole Year 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 Lawful
to and for the said Daniel Bowly and Richard Ridgely, their 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 their
former Estate, and that then and in such Case, this Indenture, and every Clause
Matter and thing therein contained, shall from thenceforth be utterly Void and of
None Effect And the said Adam Welsh doth for himself, his Heirs, Executors
and Administrators, Covenant and agree with the said Daniel Bowly and
Richard Ridgely, their Heirs and Assigns, that he the said Adam Welsh and his
Assigns, shall within the Term of three Years from the Date hereof, erect and build
good substantial Improvements, on the said demised premises of Brick or Stone of
the Yearly Value of the Ground Rent and in Case the said Building shall not be
Erected, within the said Term, then the said Adam Welsh for himself, his Heirs
Administrators and Assigns, doth Covenant to pay to the said Daniel Bowly
and Richard Ridgely their Heirs and Assigns, the Annual Sum of fifteen
Pounds Current Money Exclusive of and in Addition to the Rent Already Reserved
which said Additional sum of fifteen 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 Adam Welsh for himself, his Executors
Administrators and Assigns, doth Covenant and agree, to and with the said
Daniel Bowly and Richard Ridgely, their and Assigns, well and truly to pay
the above Reserved Yearly Rent or sum of Twenty Pounds Sterling Money
payable in Specie as aforesaid at the time above Limited for the payment
of the same and the said Daniel Bowly and Richard Ridgely, for themselves
their Heirs and Assigns, do hereby Covenant and agree, to and with the
said Adam Welsh and his Assigns that he the said Adam Welsh 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 Adam

Adam Welsh 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 them the said Daniel Bowly and Richard Ridgely their Heirs or
Assigns, or any other Person or persons claiming any thing therein, by, from or
under him them or any of them or by his or their privity or procurement, And Also
that the said Daniel Bowly and Richard Ridgely, their Heirs and Assigns at any time
or times Hereafter during the Continuance of this present Demise, on the Request and
and at the Cost and Charge of him the said Adam Welsh and his Assigns, and on his
or their payment, or tendering in payment, the sum of Twenty Pounds Sterling
Money payable in Specie as aforesaid as a fine therefor to the said Daniel
Bowly and Richard Ridgely, their Heirs and Assigns, make and Execute, or cause
to be made, and executed Lease of the above demised Land and premises, for other Ninety 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 forever, 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
James Brien Fred.k Devilbiss

Dan.l Bowly (Seal)
R Ridgely (Seal)
Adam Welsh (Seal)

County of Baltimore to Wit. On the Third Day of December 1783
Came Before us the Subscribers, two Justices Assigned to keep the peace for the
County aforesaid, the within named Daniel Bowly, Ridgely and Adam Welsh
who Severally Acknowledged the within Instrument of Writing as their respective
Act and Deed, according, to the true Intent and Meaning thereof, and the
Act of Assembly in such Case provided
Certified Before — Tho. Russell Jno. Moryman

Received to be Recorded the 31st Day of January 1784 same Day
Recorded & Examined
Wm Gibson Clk

Daniel Bowly & Richard Ridgely
To
Devilbiss & Welsh

Maryland Ss
This Indenture made this third Day of
December Seventeen Hundred and Eighty three
Between Daniel Bowly and Richard Ridgely
of Baltimore County, Gentlemen, of the One part
and Frederick Devilbiss and Adam Welsh of same County of the One part
Witnesseth that the said Daniel Bowly and Richard Ridgely, for and
in Consideration of the payment of Rents, and performance of the Covenants
herein after Mentioned on the part of the said Frederick and Adam and their
Assigns, to be paid and performed, Have demised, Granted, Leased, and to
Farm Letten, and by these Presents Do demise, Grant, as Tenants in Common
all that Lott or Parcel of Ground situate and Lying in Baltimore Town
and Contained within the following Metes Courses and Distances to
wit Beginning for the same at the End of fifty two Foot Easterly