On Water Street from the Intersection of South Street and Water Street and running thence Easterly, binding on Water Street Twenty Seven Feet, thence North parallel with South Street forty three feet, and one half Foot thence West parallel with Baltimore Street Twenty seven feet, and thence by a straight Line to the Begining Together with all improvements thereon made, Lanes, Alleys, Ways, Waters, privileges Easements, 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 Frederick Devilbiss and Adam Welsh, their Executors, Administrators and Assigns from the Day next before the Day of the Date of these presents, for and during and until the full End and 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 three pounds Sterling Money payable in English Golden Guineas at Twenty one Shillings each, and Mexican Dollars at four Shillings and six pence each, at their present Established weight according to Act of Assembly of this state On the first Day of January 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 three 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 thereon, and all and every Cost, Charge and expence incurred by the said Daniel Ridgely, their Heirs or Assigns, by Reason of the Non payment of said Rent shall be fully Satisfied and paid, and make Distress therefor at their Option And Also, if the said Yearly Rent or sum of Twenty three Pounds Sterling Money, payable in Specie as aforesaid 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 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 thence forth be utterly Void and of None Effect and the said Frederick and Adam for themselves, their Heirs Executors, and Administrators Covenant and agree with the said Daniel Bowly and Richard Ridgely, their Heirs and Assigns, that they the said Frederick and Adam and their Assigns, shall within the Term of three Years from the Date hereof, erect and build good Substantial Improvements, of Brick or Stone, on the said Demised premises 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 Frederick and Adam

for themselves, their 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 Frederick and Adam for themselves their Executors Administrators and Assigns doth Covenant and agree, to and with the said Daniel Bowly and Richard Ridgely, their Heirs and Assigns, well and truly to pay the above Reserved Yearly Rent or sum of Twenty three 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 Frederick and Adam and their Assigns, that they the said Frederick and Adam and their Assigns, on the payment of the Rent and performance of the Covenants herein before Mentioned and Reserved, on the part of the said Frederick and Adam and their 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 Lett 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 at the Cost and Charge of them the said Frederick and Adam and their Assigns and on their payment, or Tendering in payment the sum of Twenty three 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, a new 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 for ever In Witness whereof the parties hereto have set their Hands and Affixed their Seals, the Day and Year first Above Written

Dan Bowly (Seal)
R Ridgely (Seal)
Frodk Devilbiss (Seal)
Adam Welsh (Seal)

Signed, Sealed and Delivered in presence of
James Brown Cristain Flagel

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, Richard Ridgely and Frederick Devilbiss 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 Jas Merryman