by those presents doth Demise, Grant, Lease, and to farm Lett unto the said David Creamer, his Executors, Administrators and Assigns, all that Lott, or parcel of Ground, situate and Lying in Baltimore County, in the Town of Portland and known and Distinguished on the platt thereof, by the Number Eighty Seven, Begining for the same at the Intersection of Hudson Street and Cross Street, and running thence Binding on Hudson Street, to Lott Number Seventy eight thence binding on Lott Number Seventy eight to Union Alley thence Binding on Union Alley to Cross Street, thence Binding on Cross Street to the Begining Together with all Improvements thereon and Lanes, Alleys, Ways, Waters, Privileges, Easements, Emoluments and Advantages to the said Lott of Ground belonging, or in anywise Appertaining, To Have and to Hold the said Lott of Ground and premises, with their and every of their Appurtenances unto the said David Creamer his Executors Administrators and Assigns, from the fifteenth Day of Sept. in the Year of Our Lord One Thousand Seven Hundred and Eighty three for and during the Rest and Residue of the Term of Ninety Nine Years, fully to be Complete 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 forever, Yelding and paying therefor, to the said Jonathan Hudson, his Heirs and Assigns the Yearly Rent or sum of three pounds Sterling Money, payable in English Golden Guineas at Twenty one Shillings each and mascisar dollars at six 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 three pounds 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 first Lawfully demanded that then it shall and may 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 reenter, and the same to have again, repossess, Occupy, and enjoy as in his or 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 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 David Creamer, doth for himself, his Heirs, Executors, and Administrators, Covenant and agree with the said Jonathan Hudson, his Heirs and Assigns, that he the said David Creamer and his Assigns, shall within the Term of

Five Years from the Date hereof, Erect and build good Substantial Improvements on the said Demised premises of the Yearly Value of Ten pounds, Current Money, and in case the said Building shall not be Erected within the said Term, then the said David Creamer, for himself his Heirs, Administrators and Assigns, doth Covenant to pay to the said Jonathan Hudson, his Heirs and Assigns, the Annual sum of five pounds Current Money exclusive of, and in Addition to, the Rent already Reserved, which said Additional sum of five 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 David Creamer for himself, his Executors, Administrators and Assigns, doth Covenant and agree to and with the said Jonathan Hudson, his Heirs and Assigns well and truly to pay the above Reserved Yearly Rent or sum of three pounds Sterling at the time above limited for the payment of the same and the said David Creamer, 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 David Creamer his Executors Administrators and Assigns, shall not at any Time hereafter erect, keep, or permit a public ferry to be kept on the Lot 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 David Creamer, 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 David Creamer and his Assigns, that he the said David Creamer 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 David Creamer 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 aforesaid Term of Ninety nine Years, for which the same is above demised, without the Lett, Trouble, or Interruption of him the said Jonathan Hudson, his heirs or Assigns, or any person or persons Claiming any thing there in, by from or under him, them or any of them, or by his or their privity or procurement And Also, that the said Jonathan Hudson, his Executors Administrators and Assigns, at any time or times hereafter, during the Continuance of this present ~~During the Continuance of this present~~ Demise, on the Request and at the Cost and Charge of him the said David Creamer and his Assigns and On his or their payment or Tendering in payment the sum of three Pounds Sterling as aforesaid therefor to the said Jonathan Hudson, his Heirs and Assigns make and Execute, or cause to be Executed a new lease of the above demised Land and premises for ~~the~~ 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