Daniel Carroll and Daniel Carroll Brent and their Assigns
to be paid and performed Hath demised granted leased and to
farm letten and by these presents doth demise grant lease and
to farm let unto the said Carroll and Brent their Executors adm
inistrators and Assigns all that Lott or parcel of Ground Situate
and lying in Baltimore County in the Town of Portland and
known on the Platt thereof by the Number One Hundred & Eleven
Begining for the same on Rice Street at the Corner of Lott Number
One Hundred and Ten and thence runing binding on Rice Street
to the Water thence binding on the Water to Lott Number One
hundred and Ten and thence binding on that Lott to the Begining
Together with all Improvements thereon made Lanes Alleys Ways
Waters Priviledges 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 Carroll
and Brent their Executors Administrators and Assigns from the Sixth
Day of September 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
Yielding and Paying therefor to the said Jonathan Hudson
his Heirs and Assigns the Yearly Rent or Sum of twelve pounds
ten Shillings Sterling Money payable in English Golden Guineas
at twenty One Shillings each and Mexican Dollars at four
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 twelve pounds ten Shillings 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 and 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 Nonpay
ment of said Rent shall be fully Satisfied and paid or make
Distress therefor at his or their Option And the said Carroll &
Brent for themselves their Heirs Executors and Administrators Covenant
and Agree with the said Jonathan Hudson his Heirs and Assigns
that they the said Carroll & Brent and their Assigns shall within
the Term of five Years from the Date hereof erect and Build good
substantial Improvements on the said Premises of the yearly Value
of thirty five Pounds Current Money and in Case the said Building
shall not be erected within the said Term then the said Carroll
& Brent for themselves their Heirs Administrators and Assigns
doth Covenant to pay to the said Jonathan Hudson his Heirs
and Assigns the Annual Sum of Twenty pounds Current Money
exclusive of and in Addition to the Rent already Reserved which
said Additional Sum of Twenty 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
Carroll & Brent for themselves their Executors Administrators
and Assigns do Covenant and Agree to and with the said Jonathan