Jonathan Hudson to Daniel Carroll } Maryland Ss

This Indenture made this fourth day of October Seventeen Hundred and Eighty three Between Jonathan Hudson of Baltimore County Merchant of the One Part and Daniel Carroll of same County Merchant of the Other Part Witnesseth that the said Jonathan Hudson for and in Consideration of the Payment of the Rents and Performance of the Covenants herein after Mentioned on the Part of the said Daniel and his 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 Daniel Carroll his Executors Administrators and Assigns all that Lott or parcel of Ground Situate and Lyeing in Baltimore County in the Town of Portland and Distinguished on the Platt thereof by the Number One hundred and five Begining for the same on Congress Street at the Corner of Lott Number Ninety Seven and running thence binding on Congress Street to Lott Number One hundred and twelve thence binding on Lott number One hundred and twelve to Whale bone Alley thence binding on Whale Bone Alley to Lott Number Ninety Seven 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 anywise Appertaining To Have and To Hold the said Lott of Ground and Premises with their and every of their Appurtenances unto the said Daniel his Executors Administrators and Assigns from the fourth day of October 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 three pounds 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 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 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 Non payment of said Rent shall be fully satisfied and paid or make Distress therefor at his or their Option and the said Daniel doth for Himself his Heirs Executors and Administrators Covenant and Agree with the said Jonathan Hudson his Heirs and Assigns that he the said Daniel 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