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 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 fifty four pounds Sterling Money payable in Specie at the Rates 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 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 re enter, 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 Philip Ling 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 Philip Ling 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 the Yearly Value of the Ground Rent and in Case the said Buildings shall not be erected, within the said Term, then the said Philip Ling 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 fifty pounds Current Money Exclusive of and in Addition to the Rent already Reserved, which said Additional sum of fifty 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 Philip Ling for himself, his 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 fifty four Pounds Sterling Money payable in Specie at the Rates 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 Philip Ling and his Assigns that he the said Philip Ling 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 Philip Ling 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 at the Cost and Charge of him the said Philip Ling and his Assigns, and on his or their payment or tendering in payment the sum of fifty four pounds Sterling Money payable in Specie at the Rates 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 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 } Dan Bowly (Seal)
Stephen Steward James Smith } R Ridgely (Seal)
} Philip Ling (Seal)

County of Baltimore to wit,

On the 17th Day of February 1784 came before us the Subscribers, two Justices Assigned to keep the peace for the County aforesaid, the within named Daniel Bowly and Richard Ridgely and Philip Ling 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 —

Wm Russell Jno Merryman

Recieved to be Recorded the 18th day of May 1784 same Day Recorded & Examined —

Wm Gibson Clk

Thomas Clemmons To Joseph Strider } This Indenture made this Eighteenth day of May Seventeen Hundred & Eighty four Between Thomas Clemmons of Baltimore County and State of Maryland of the One part and Joseph Strider of same Place of the other part Whereas Edward