Aforesaid of the other part Witnesseth that the said James Tool as well for and
in Consideration of the Sum of eight pounds Sterling Money to him in hand
well and truly paid by the said Simon Burns at or before the Ensealing and
delivery of those presents the Receipt whereof he does hereby Acknowledge
and himself therewith fully satisfied contented and paid as well also for and in Consider
ation of the payment of the Rents and performance of the Covenants and agreements
in those presents hereafter mentioned on the one part and behalf of the said
Simon Burns his executors Administrators and Assigns to be done and perform
ed Hath demised granted Leased set and to farm letten and by those
presents doth demise Grant Lease set and to farm Let unto the said Simon
Burns his Executors Administrators and Assigns a Lot of Land situate lying
and being in the south East Addition to Baltimore Town which is Contained
within the following bounds Courses and distances Begining for the same
at the South East corner or intersection of Bank Street and Strawberry
Alley then Running on and with Bank Street Twenty five feet West
then South parrellel with Strawberry Alley Seventy feet then East parrel
lel with Bank Street twenty five feet then North Binding on and with Stra
wberry Alley Seventy feet to the place of beginning with all and Singulge
the premises on the said Lot or parcel of Ground being and Appurtenances
thereunto belonging To have and to hold the said demised ground and
premises with their Appurtenances unto the said Simon Burns his heirs
Executors Administrators and Assigns from the twenty fifth day of March
last past for and during and unto the full space and term of Ninety
nine Years thence next ensuing fully to be compleat and ended Yeild
ing and paying therefor to him the said James Tool in manner and form
following (to wit) on the Twenty fifth day of March in each Year and the
said Simon Burns for himself his Heirs Executors Administrators and
Assigns doth hereby Covenant promise Grant and agree to and with the
said James Tool his Heirs Executors Administrators and Assigns in manner
and form following (that is to say) that he the said Simon Burns
his Heirs Executors Administrators and Assigns shall and will from time
to time and at all times hereafter pay or Cause to be paid to the said
James Tool his Heirs or Assigns or such person or persons as shall be proper
ly authorised to receive the same the Yearly Rent or sum of Eight
Pounds Sterling Money in manner and form as the same is above
Reserved to be paid and if it shall so happen that the said Yearly
Rent or any part thereof shall be in Arrears and unpaid for the space
of fifty days next after any of the days and times on which the
same is above Reserved to be paid that then it shall and may

be lawful to and for the said James Tool his Heirs or Assigns into the said demised premises
to enter and make distress in and upon any part thereof for the same And he the said
Simon Burns for himself his Heirs executors Administrators and Assigns doth Co
venant with the said James Tool his Heirs Executors Administrators that he the said
Simon Burns will in two Years from the Date hereof erect on the hereby premises
a good and sufficient House that will be sufficient to secure the Yearly Ground Rent
thereof and if default shall be made in the Building said House as aforesaid within
the two Years first limited that then he the said Simon Burns his Heirs Executors Admin
istrators or Assigns upon paying or Tendering in payment the just and full sum of
eight pounds Sterling Money in One Month shall and may have two Years more
to take Effect and Commence from the expiration of the first Mentioned two Years
for the finishing building and Compleating said House but if default shall be
made in the Building said House within the first two Years limited for the Building
thereof and also in the payment of the said sum of eight pounds Sterling Money
for Renewment as aforesaid or that after the payment of the said Sum of Eight
pounds Sterling Money as aforesaid there shall happen to be default in the Build
ing and Compleating such House as aforesaid contrary to the true intent and
meaning of those presents And further that he the said James Tool his heirs
or Assigns shall and will upon the Request and at the proper Cost and Charge
of the Aforesaid Simon Burns his Heirs executors administrators or Assigns
upon his or their payment or tendering in payment the sum of Eight pounds Sterling
Money in the Name of and as a fine for Renewment at any time during the
Continuance of this present Demise make and Execute to him the said Si
mon Burns his Executors Administrators or Assigns so Requesting paying
or tendering as aforesaid a new Lease of the said demised premises for Ninety
Nine Years to take Effect and Commence at the end of the term for which the
same is hereby demised under the same Rent and with the like Covenants Clauses
and Agreements as are herein Contained so that this present demise may
be Renewable and Renewed for ever and that he the said Simon Burns his
Executors Administrators and Assigns the Aforesaid demised Ground and premises
with their and every of their Appurtenances for and during the Aforesaid term of
Ninety Nine Years hereby Letten shall and peaceably and quietly have hold
use Occupy possess and enjoy for and on the payment of the Rents and performance
of the Covenants Conditions and agreements herein before mentioned on the part
of the said Simon Burns his Executors Administrators or Assigns to be paid and
performed According to the true intent and Meaning of those presents from
and against him the said James Tool his heirs or Assigns and all and every
Other person or persons Claiming or to claim anything therein by from
or under him them or any of them and upon any such Default as aforesaid
According to the true intent and Meaning hereof those presents and every