Assigns all that Lot or parcel of Ground Situate and Lying in Howards Lots
Addition to Baltimore Town and known and distinguished on the plat
thereof by the Number Seven Hundred And Eighty Two and Begining for
the same at the End of Seventy feet from the Intersection of Sharp and
Lee Streets on the North Side of Lee Street and running West binding on
Lee street four perches thence North parallel with Sharp Street to
Welcome Alley thence East binding on Welcome Alley four perches thence
South with a straight Line to the place of Begining, Together with all
improvements thereon made, Lanes, Alleys Ways, Waters, Privileges,
Easements, Emoluments and Advantages, to the said Lot of Ground belonging
or in any wise Appertaining To have and to Hold the said Lot of
Ground and premisses, with their and every of their Appurtenances unto
the said Jacob Walsh his Executors, Administrators and Assigns from
the Day next before the Day of the Date of these presents, for and during
and untill the full End and Term of Ninety Nine Years, from thence next
ensuing, fully to be complete and ended, Yielding and paying
therefore to the said John Eager Howard, his Heirs and Assigns, the
Yearly Rent or Sum of Twelve pounds Current Money in Half Johan-
nes at three pounds each and Mexican Dollars at Seven Shillings
and six pence each 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 Current Money
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 John
Eager Howard his Heirs or Assigns, into the said demised premisses, or any part
thereof, in the Name of the Whole, to reenter, and the same to have again, Repos-
sess, occupy and enjoy, as in his or their former Estate, untill all such Arrear-
ages of Rent with Legal Interest therefore and all and every Cost, Charges and
Expence incurred by the said John Eager Howard, his Heirs or Assigns, by Reason
of the Non payment of said Rent, shall be fully satisfied and paid, or make
Distress therefore at his or their Option, And Also, if the said Yearly Rent, or
sum of Twelve pounds Current money 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 shall
and may be Lawful to and for the said John Eager Howard his Heirs or Assigns
into the said Demised premisses, 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, and that then and in such Case, this
Indenture, and every Clause Matter and thing therein Contained
shall from thence forth be utterly Void and of None effect And the

said Jacob Walsh doth for himself, his Heirs, Executors, and Administrators, Covenant
and agree with the said John Eager Howard, his Heirs and Assigns, that he the said
Jacob Walsh and his Assigns, shall within the Term of four Years from the Date here-
of, erect and Build a good substantial Dwelling House on the premisses of the Yearly
Value of Twenty five pounds, Current Money; and in Case the said Building shall not
be erected, within the said Term, then the said Term, then the said Jacob Walsh for him-
self, his Heirs, Administrators and Assigns, doth Covenant to pay to the said John
Eager Howard, his Heirs and Assigns, the Annual sum of Ten pounds Current Money
Exclusive of, and in Addition to the Rent already Reserved which said Additional
sum of Ten 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 Jacob
Walsh for himself, his Executors, Administrators and Assigns, doth Covenant and
agree to and with the said John Eager Howard, his Heirs and Assigns, well and truly
to pay the above Reserved Yearly Rent or sum of Twelve pounds Current Money at the
time above limited for the payment of the same, and the said John Eager Howard, for
himself, his Heirs and Assigns, doth hereby Covenant and agree, to and with the
said Jacob Walsh and his Assigns that, he the said Jacob Walsh 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 Jacob Walsh 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 Lot, Trouble, or interruption of
him the said John Eager Howard, his 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 John Eager Howard his
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 Jacob
Walsh and his Assigns, and on his or their payment, or tendering in payment, the sum
of Twelve pounds Current money as a fine therefore to the said John Eager Howard, his
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
herein before mentioned, so that this present Demise may be Renewable and
Renewed for ever, 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 } J. E. Howard (Seal)
J. Calhoun Jos. Gist } Jacob Walsh (Seal)

Baltimore County to wit On the Twenty fourth day of April 1784
Came before us the Subscribers two Justices Assigned to keep the peace
for the County Aforesaid John Eager Howard and Jacob Walsh who