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 thirteen pounds fifteen Shillings 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 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 or 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 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 therefor at his or their Option, And Also, if the said Yearly Rent, or sum of thirteen pounds fifteen Shillings 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 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 or 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 Christain Eversole 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 Christian Eversole, and his Assigns, shall within the Term of four Years Years from then Date hereof, Erect and Build a good substantial Dwelling House on the premisses of the Yearly Value of Twenty pounds Current Money; and in Case the said Building shall not be erected within the said Term, then the said Christian Eversole for himself 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 Christian Eversole 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 thirteen pounds fifteen Shillings Current Money at the times 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 Christain Eversole and his assigns, that he the said Christain Eversole 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 Christain Eversole 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 Lett 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 Christain Eversole and his Assigns, and on his or their payment or tendering in payment, the Sum of thirteen pounds fifteen Shillings 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, an 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 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 & Delivered in presence of } J. Howard — Seal
Jno Elgist James Calhoun — } Christain Eversole — Seal

County of Baltimore to wit, On the Twenty Ninth Day of May 1784 Came before us the Subscribers two Justices Assigned to keep the peace for the County aforesaid the within Named John Eager Howard and Christain Eversole Severally Acknowledged the within Instrument of Writing to be their Respective Act and Deed According to the true Intent and Meaning thereof and the Act of Assembly in such Case made and Provided

Acknowledged Before
Jno Merryman Abm Bibber

Received to be Recorded the 29th Day of May 1784 same Day
Recorded & Examined
Wm Gibson Clk

John Eager Howard
to
Devilbiss & Welsh

Maryland Ss
This Indenture Made this Seventeenth Day of February Seventeen Hundred and Eighty four Between