again, possess, occupy and enjoy as in his or 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 John Eager Howard his Heirs, or Assigns by reason of the non Payment of said Rent shall be fully satisfied & paid or make distress therefor 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 Premises, or any part thereof in the name of the whole to reenter and the same to have again possess, 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 Solomon Hymes 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 Solomon Hymes and his Assigns shall within the Term of four Years from the date hereof Erect and Build, a good Substantial Dwelling House on the Premises 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 Solomon Hymes 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 Building are Erected, and then to cease and not before, And the said Solomon Hymes 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 Solomon Hymes and

and his Assigns that he the said Solomon Hymes 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 Solomon Hymes 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 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 Solomon Hymes and his Assigns and on his or their Payment the Sum of Twelve Pounds Current Money as a fine therefor 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, 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
Jas. Calhoun — Wm Calhoun

J. E. Howard — (Seal)
Solomon Hymes (Seal)

Baltimore County to wit: On the Twenty Sixth day of November 1784 came before us the Subscribers two Justices Assigned to keep the peace for the County Aforesaid John Eager Howard and Solomon Hymes, who severally acknowledged the within Instrument of writing as their respective act and Deed, according to the true intent and meaning thereof Acknowledged before Lyde Goodwin — Thos Rafsell

Received to be Recorded the 7th day of April 1785 same day Recorded and Examined—

Per Wm Gibson Clk