by these Presents, doth Demise, grant and to farm let unto the said
Philip Sindell Carpenter his Executors, Administrators, and Assigns, all
that piece, or parcel of ground, lying and being in Baltimore County
Aforesaid, Distinguished by the Number one Hundred and Eight Beginning
at a stake or ~~tree~~ stone standing at the Corner of Lot Number one Hundred and
Seven on Philpots Street, and running and bounding on Lott Number one
Hundred and Seven one Hundred and forty feet to Queen Street then
running and bounding on Queen Street sixty feet to Lot one hundred and
Nine, and running and binding on Lot one Hundred and Nine one hundred
and forty feet, to Philpot Street, then running and binding on Philpots Street,
sixty feet to the place of beginning, Containing one quarter of an acre
more or less, together with all ways, Waters, Easements, Profits, Commodities
Advantages, and Appurtenances to the said Demised piece or parcel of
Ground belonging or anywise appertaining, To Have and to Hold the said
Demised, Premises with the Appurtenances unto the said Philip
Sindell his Executors, Administrators, and Assigns from the Twenty Ninth
day of August last for and during and until the full end and Term of
Ninety Nine Years, thence Next Ensuing fully to be Compleat and Ended
under and Subject Nevertheless to the Conditions, Provisos and limitations hereinafter
after mentioned, Yielding and Paying therefore Yearly and every year,
during the said Term Unto him the said William Fell his Heirs or
Assigns the Rent or Sum of two Pounds ten Shillings Sterling Money
and the said Philip Sindell for himself and his Executors, Administrators,
and Assigns and every of them do hereby Covenant, Promise, grant and
agree to and with the said William Fell his Heirs and Assigns that
he the said Philip Sindell his Executors, Administrators, and Assigns, shall
and will within two years from the Commencement of the Demise
hereby made at their own proper Cost and Charge, Build and Erect on
the Demised, Premises a good and Sufficient, Stone or Brick House to
Cover four hundred Square feet, covered with jointed Cypress, Shingles and
shall and will yearly and every year during the Demise, well and
truly

pay to him the said William Fell his Heirs or Assigns the said yearly Rent
Sum of two Pounds ten Shillings Sterling Money, Clear of all Taxes, Assessments
or Public dues, whatsoever, and that it shall and may be Lawful
and for the said William Fell his Heirs or Assigns to distrain in and upon
any part of the Demised Premises for the Rent aforesaid, upon Non Payment thereof
and the said William Fell his Heirs and Assigns doth hereby Covenant, Promise
and agree to and with the aforesaid Philip Sindell his Executors, Admrs
or Assigns, that he the said William Fell his Heirs and Assigns shall and will
at the request, and at the Cost & Charge of the aforesaid Philip Sindell his Executors
Administrators and Assigns, and upon his or their Paying or tendering the Sum
of two Pounds ten Shillings 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 the said Philip Sindell his Executors Administrators or Assigns
a Requesting, Paying or tendering as aforesaid a Lease of Demise of the said
Demised Premises, for Ninety Nine years, to take Effect and Commence at
the end & the Term hereby Demised at and upon the same Rent, and under
the like Covenants, Provisos and Agreements as are herein Contained so that
this present Demise, shall and may be Renewable and renewed for Ever, and
it is also Provided and hereby Expressly, Covenanted, granted concluded and
agreed by and between the parties to these presents, their Heirs, Executors,
Admrs and Assigns respectively that in case such House shall not be so
built within the two years herein before mentioned that then the said
Philip Sindell, his Executors, Administrators, and Assigns, upon his or their
Paying or tendering the Sum of two Pounds ten Shillings Sterling Money
to the aforesaid William Fell his Heirs or Assigns, within one month after
the Expiration of the said two Years, shall and may have two Years from
the Expiration of the two first mentioned two Years for the Erecting Building
and Compleating the said House, but if Default shall be made in the Building
the said House within the first two years limited for the Building thereof
and