Nicholas Ruxton Moore to Guanni Dunsmore

This Indenture made this thirteenth day of December, in the Year of our Lord one Thousand Seven hundred and Eighty four, Between Nicholas Ruxton Moore of Baltimore County of the one part and Guanni Dunsmore of same County of the other part Witnesseth that the said Nicholas Ruxton Moore for and in Consideration of the Payment of the Rent, and Performance of the Covenants and Agreements, on the part of the said Guanni Dunsmore, Executors, Administrators, and Assigns to be paid and Performed, Hath, Demised, Granted, leased, set and to farm letten and by these Presents, doth Demise, Grant Lease, set and to farm lett unto the said Guanni Dunsmore her Executors, Administrators, and Assigns, All that part of a Lot of ground, Situate on the South side of Ruxton Lane, and begining for the same at a stake drove in the ground at the North East Corner of Lott of Ground this day lett to a certain Richard Fitzgerrald, and running thence on Ruxton Lane East twenty five feet, thence South Sixty Six feet and a half to Mr. P Rogers's Lott, then, then West twenty five feet to the Corner of Rich.d Fitzgerrald's Lott then North Sixty six and a half feet to the begining, Together with the Buildings, Improvements, Emoluments and Advantages to the same belonging or in Anywise Appertaining, To Have and to Hold, the said part of a Lot of Ground and Premises with their Appurtenances, unto the said Guanni, Dunsmore her Executors, Administrators, and Assigns, from the date hereof for and during and until the full end and Term of Ninety Nine Years from thence next Ensuing, and fully to be Compleat and ended Yielding and Paying therefor unto him the said Nicholas Ruxton Moore his Heirs and Assigns the Yearly Rent or Sum of twelve Pounds ten Shillings Currency on the first day of May 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 ten Shillings, Current Money, shall be in Arrear and Unpaid by the space of Sixty days, next after the time on which the same is reserved to to be paid, the same being first Lawfully, Demanded, that then it shall and may be Lawful to and for the said Nicholas Ruxton Moore 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 and Enjoy as in his or their former, Estate, until all such Arrearages of Rent with legal Interest, therefor, and all Costs Charges, and Expences incurred by the said Nicholas Ruxton Moore his Heirs or Assigns by reason of the Non Payment of the said Rent, shall be fully satisfied and paid, or make distress therefor

therefor at his or their option, and also that if the said yearly Rent or Sum of twelve Pounds ten Shillings Currency 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, then it shall and may be Lawful to and for the said Nicholas Ruxton Moore 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, and Enjoy, as in his or their former Estate, and that then and in such Case this Indenture, and every matter, Clause or thing, therein Contained to be Utterly Void and of None Effect, and the said Guanni Dunsmore doth for herself her Executors, Administrators, and Assigns Covenant and agree with the said Nicholas Ruxton Moore his Heirs or Assigns, that she the said Guanni Dunsmore her Executors administrators or Assigns, shall within the Term of three years from the date hereof Erect and build a good Substantial Dwelling House on the said Premises of the Yearly Value of twenty five Pounds Current Money and in Case the said Building shall not be erected within the Term Aforesaid then the said Guanni Dunsmore her Executors, administrators and Assigns to Pay to the said Nicholas Ruxton Moore his Heirs and Assigns the Annual Sum of Ten Pounds Current Money, Exclusive of and in addition to the Rent reserved which said Additional Sum shall be regularly and duly paid every year until the said Buildings are Erected, and then to cease and not before and the said Guanni Dunsmore for herself her Executors, administrators and and Assigns doth Covenant and agree, with the said Nicholas Ruxton Moore his Heirs and Assigns well and truly to pay the above reserved Yearly Rent or Sum of twelve Pounds ten Shillings Currency at the time above limited for the Payment of the same and the said Nicholas Ruxton Moore doth for himself his Heirs and Assigns Covenant and agree that he the said Guanni Dunsmore her Executors, Adm.rs and Assigns on the Payment of the Rents and Performance of the Covenants herein before mentioned and reserved on the part of the said Guanni Dunsmore and her Assigns to be paid and Performed, shall and may Peaceably, quietly have hold, Use, Occupy and Enjoy the above Demised part of a Lot and Premises with the Appurtenances for and during the full era and term of Ninety Nine years for which the same is above Demised without the lett, trouble or Interruption of him the said Nicholas Ruxton Moore his Heirs, or Assigns or