thousand seven hundred and Eighty six: Between Hercules Courtenay of the County of Baltimore Merchant of the One part, and Walter Roe of same County Merchant of the other part. Witnesseth that the said Hercules Courtenay in consideration of the rents and performance of the Covenants herein after mentioned on the part of the said Walter Roe and his assigns to be paid and performed, Hath granted demised leased and to farm Letten and by these presents Doth grant demise lease and to farm Let unto the said Walter Roe his Executors administrators and assigns all those two Lots a parcels of ground situate and lying in that part of Baltimore Town, called Harrisons Marsh and known and distinguished on the plat thereof by the numbers One Hundred and fifty two and One Hundred and Fifty three and are situate and binding on the East side of Harrison street for the space of fifty feet, and running thence East of the same width to Jones's falls and binding on the waters of the said falls fifty feet, equably to the said Plat, together with the buildings, Improvements, ways waters water courses Lanes, Alleys, privileges and advantages to the same belonging or in any wise appertaining, and all his the said Hercules Courtenays, right, title and interest of in and to the same To have and To Hold the said two Lots and parcels of ground above described and premises with every of the appurtenances unto the said Walter Roe, his Executors Administrators and assigns for and during the full end and term of Ninety Nine years fully to be completed and ended, to be computed from the first day of June in this present year and month yielding and paying therefor to the said Hercules Courtenay his heirs and and assigns the yearly rent or sum of sixty pounds Current Money in specie rating half Johannes at three pounds each, and Mexican Dollars at at seven shillings and six pence each in half yearly payments that is to say the sum of thirty pounds Current money on the first day of June in each and every year, and the like sum of thirty pounds Current money on the first day of December in each and every year during the Continuance of this present demise. And the said Walter Roe for himself his heirs Executors and Administrators do

Covenant and agree ~~and agree~~ with the said Hercules Courtenay his heirs and assigns that he the said Hercules Courtenay his heirs and assigns in case of Default in payment of the said rent by the said Walter Roe his Executors Administrators or assigns shall have full power and authority by these presents to enter into the said demised premises or any part thereof in the name of the whole and the same to have again use occupy and possess until all sums, arrearages of rent and all costs and charges arising from nonpayment of the same are fully satisfied and paid or make distress therefor or bring action of Covenant or debt for recovery of the same at his or their option. And the said Walter Roe for himself his heirs Executors and administrators Doth also further Covenant and agree with the said Hercules Courtenay his heirs and assigns that he the said Walter Roe his Heirs Executors Administrators and assigns shall and will at all times hereafter well and truly pay during the Continuance of the aforesaid demise unto the said Hercules Courtenay his heirs and assigns the above reserved yearly ground rent of sixty pounds Current money in half yearly payments on the days and times above specified without any Deduction, abatement or discount for taxes assessments or other public Charges whatsoever except the sum of forty Shillings Current money per year for seven years from the commencement of the said Lease which the said Hercules Courtenay agrees to allow towards discharging the taxes on said demised premises and at the expiration of the said term term of seven years the said deduction of forty Shillings per annum to cease and all the taxes assessments and charges, on the said demised premises after the said term of seven years shall elapse shall be paid and satisfied by the said Walter Roe his heirs Executors administrators and assigns; And the said Hercules Courtenay for himself his heirs and assigns doth covenant and agree with the said Walter Roe his heirs Executors and Administrators that he the said Hercules Courtenay and his heirs or assigns shall and will at any time within the period of seven years from the date of the said Lease on the payment of the sum of Nine hundred pounds specie at any one period and all arrearages of rent make and execute a Deed in fee simple to the said Walter Roe his heirs or assigns of the said Lots and premises clear of all ground rents forever thereafter. And the