Capt. James Forbes
To
Mr. John Barnard

This Indenture made this Seventeenth day of December in the Year of our Lord One Thousand Seven Hundred and Eighty seven Between James Forbes of Baltimore Town in Baltimore County and State of Maryland Merchant of the One part and John Barnard of the Town County and State Aforesaid of the Other part — Whereas William Fell of Baltimore County Gentleman by Indenture Bearing date on or about the sixth day of January in the Year Seventeen Hundred and Eighty One for the Consideration therein Mentioned did demise Grant Lease set and to Farm let unto a Certain Roger Horace Pratt his Executors Administrators and Assigns part of that Lot of Land lying and being in Baltimore Town in the County Aforesaid known or distinguished by the Number One Hundred and Seventeen which is Contained within the following Meates and Bounds Courses and distances Viz Beginning for the same at the west Corner of Lott Number One Hundred and Sixteen and running with and on Fells Street Easterly Fifty feet then with a Straight line with the west end of the Mansion House One hundred feet then west fifty feet then with a Straight line to the place of Beginning To Hold the said part of a Lot of Land with the premises and Appurtenances unto the said Roger Horace Pratt his Executors Administrators and Assigns from the first Day of January Next (the date) for and during and unto the full space and Term of Ninety Nine Years thence Next ensuing Subject to the Rents and Covenants Expressed in said Lease all which will more fully and at Large Appear by Reference being had to the said Lease Recorded Among the Records of Baltimore County in Liber W.G. No. F. folio 157 &c — And Whereas the said Roger Horace Pratt by Assignment on the Back of the above Mentioned Lease dated 5th May 1781 for the Considerations therein Mentioned did Assign and make over to Captain James Forbes his Heirs Executors or Assigns all his Right and Title & to the within mentioned Lease and Lot of Ground the said James Forbes paying the Rents within mentioned as will Appear by Reference being had to the said Assignment Recorded among the Records of Baltimore County in Liber W.G. No. G. folio 209 — And whereas the said James Forbes did set up at Public Vendue on the 28th April 1785 part of the said part of Lot Number One Hundred and Seventeen Viz Thirty seven feet fronting on Fells Street with a House thereon Subject to the Ground Rent of Two Shillings Sterling pr foot front Commencing the 1st January 1785 and the said John Barnard became the purchaser by bidding the sum of Eleven Hundred and Twenty five pounds Current Money Now This Indenture witnesseth that the said James Forbes for and in Consideration of the sum of Eleven Hundred and Twenty five pounds Current Money of Maryland to him in hand paid by the said John Barnard at or before the Ensealing and delivery of these presents the receipt whereof he doth hereby Acknowledge and himself Therewith to be fully Satisfied Contented and paid Hath Granted Bargained and Sold Assigned Transferred and set over and by these presents doth Grant bargain and Sell Assign Transfer and set over unto the said John Barnard his Executors Administrators and Assigns all that part of the above described Lot of Ground Number One Hundred and Seventeen which is Contained within the Meates and

(Bounds)

Bounds Courses and distances following to wit: Beginning for the same at the distance of Thirteen feet from the East Corner of Lott Number One Hundred and Sixteen on Fells Street and Running thence Easterly binding on Fells Street Thirty seven feet then with a Straight line with the west end of the Mansion House One Hundred feet then West Thirty seven feet then with a Straight line to the Aforesaid place of Beginning Together with all and Singular the Houses Buildings and Improvements on the said part of a Lot of Ground being and every the Priviledges Advantages and Appurtenances to the same belonging or in anywise Appertaining And also all the Estate Right Title Interest Term of Years to Come Claim and Demand Whatsoever of him the said James Forbes of in and to the said Premises Abovementioned and hereby Assigned and of in and to every part and parcel thereof with the Appurtenances To Have And To Hold the said part of a Lott of Ground and premises last above described and every part and parcel thereof with the Appurtenances unto the said John Barnard his Executors Administrators and Assigns for and during all the Rest Residue and Remainder of the said Term of Ninety Nine Years above recited which is Yet to Come and unexpired in as large Ample and Beneficial manner to all Intents and purposes whatsoever as he the said James Forbes might could or ought to have held and enjoyed the same by force and virtue of the said in part Recited Lease and Assignment or by any Other ways and means whatsoever Yielding and paying therefor the Yearly Rent or sum of three pounds fourteen Shillings Sterling Money of Great Britain Yearly on the first day of January to the said James Forbes his Executors Administrators and Assigns during the Continuance of the Original Demise and Renewment thereof And the said John Barnard doth hereby Covenant promise and agree for himself his Executors Administrators and Assigns to and with the said James Forbes his Executors Administrators and Assigns that he the said John Barnard his Executors Administrators and Assigns will pay the said Yearly Rent of three pounds fourteen Shillings Sterling Money at the Times Appointed for payment thereof to whoever shall be Legally Authorised to Receive the same And the said James Forbes for himself his Executors and Administrators doth Covenant promise and Agree to and with the said John Barnard his Executors Administrators and Assigns by these presents that he the said John Barnard his Executors Administrators and Assigns shall and may by and under the Rents Covenants and Agreements above Recited peaceably and Quietly enter into have hold Occupy possess and enjoy all and Singular the said part of a Lott of Ground and premises hereby Assigned with the Appurtenances for and during all the Rest Residue and Remainder of the said Original Demise with the benefit of Renewment thereof without the let Trouble Suit hindrance Molestation or Denial of him the said James Forbes his Executors Administrators or Assigns or of any of them or of any Other person Claiming or to Claim the same by from or under him them or any of them And that he said James Forbes his Executors Administrators and Assigns shall and will at all Times hereafter Exonerate the said premises herein Assigned from any Other or Greater Ground Rent than that above Reserved

(and)