Money of Maryland on the first day of July 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 two pounds Eighteen Shillings and four pence
Current Money shall be in Arrear and unpaid by the space of six Months
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 Samuel Owings his Heirs or Assigns into the said
demised premises or any part thereof in the name of the whole to Enter
and the same to have again Repossess Occupy and enjoy as in his or
their former Estate until all such Arrearages of Rent with Legal Interest
therefore and all and every cost Charge and expence Incurred by the said
Samuel Owings his Heirs or Assigns by Reason of the Non payment of
said Rent shall be fully satisfied and paid or make distress therefore
at his or their Option And Also if the said Yearly Rent or sum of two
pounds Eighteen Shillings and four pence 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
Samuel Owings his Heirs or Assigns into the said demised premises or
any part thereof in the name of the whole to Enter and the same to have
again Repossess 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 Christian pickseller doth for himself his Heirs
Executors and Administrators Covenant and Agree with the said Samuel
Owings his Heirs and Assigns that he the said Christian pickseller
his Heirs and Assigns shall within the term of Two Years from the date
hereof erect and build a Good House of the Yearly value of ten pounds
Current Money and in Case the said Building shall not be Erected
within the said term then the said Christian pickseller for himself
his Heirs Administrators and Assigns doth covenant to pay to the said
Samuel Owings his Heirs and Assigns the Annual sum of two pence
Current Money of Maryland Exclusive of and in Addition to the Rents
Already Reserved which said Additional sum of two pence Current
Money shall be Regularly and duly paid every Year until the said
Buildings are Erected and then to cease and not before and the
said Christian pickseller for himself his Executors Administrators &
Assigns doth Covenant and Agree to and with the said Samuel Owings
his Heirs and Assigns well and truly to pay the above Reserved Yearly
Rent or sum of two pounds Eighteen Shillings and four pence
(Current)

Current Money at the time above Limited for the payment of the same
and the said Samuel Owings for himself his Heirs and Assigns doth
hereby Covenant and Agree to and with the said Christian pickseller
and his Assigns that he the said Christian pickseller 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 Samuel Owings 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 Samuel Owings
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 Samuel Owings 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 Christian pickseller and his Assigns and on his or their payment
or tendering in payment the sum of two pounds Eighteen Shillings and
four pence as afore therefore to the said Samuel Owings his Heirs and
Assigns make and Execute or cause to be made and Executed anew
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 and 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 &
affixed their seals the day and year first above written —

Signed Sealed & delivered } Samt Owings (Seal)
In the presence of } Christian Bickler (Seal)
William Owings, David Bushler —

Baltimore County to wit; On the
Ninth day of January In the Year of our Lord Seventeen Hundred &
Eighty nine before us the Subscribers two of the Justices of the peace for
the County aforesaid Samuel Owings and Christian pickseller parties
to the within Indenture or Instrument of writing and Severally acknow
ledged the same to be their Acts and Deed According to the true Intent
and Meaning thereof Acknowledged before — Wm Russell R. Owings

Received to be Recorded the 9th day of January 1789 same day recorded
and Examined . . . . . Wm Gibson Clk

Samuel Owings } Maryland ss; This Indenture made this Ninth
to } day of January Seventeen Hundred and Eighty Nine
David pickseller } Between Samuel Owings of Baltimore County Gentleman of the one
(part)