part and David Pikseller of Baltimore County and Baltimore Town
of the other part witnesseth that the said Samuel Owings for and in
Consideration of the payment of the Rents and performance of the Covenants
herein aftermentioned on the part of the said David Pikseller his Executors
Administrators and Assigns to be paid and performed hath demised
granted Leased and to Farm Letten and by these presents doth demise
grant Lease and to Farm Let unto the said David Pikseller all that
piece part or parcel of Ground being part of Lot Number six Hundred
and Thirty six lying and being in Howards late Addition to Baltimore
Town beginning for the said part at the end of Eighty five feet from
the South East Corner of Howard and Fayette Streets and running thence
South fourteen feet binding on Howard Street thence East sixty six feet
parallel with Fayette Street thence North parallel with Howard Street
fourteen feet thence West to the place of Beginning together with all Imp
rovements thereon made lanes Alleys ways waters privileges Emoluments
Emoluments and Advantages to the said piece of Ground belonging or
in Any wise Appertaining To Have and To Hold the said piece
of Ground and premises with their and every of their Appurtenances unto the
said David Pikseller his Executors Administrators and Assigns from the
day next before the Day of the date of these presents for and during and
until the full end and term of Ninety nine Years from thence next ensuing
fully to be Complete and ended Yielding and paying therefore to the said
Samuel Owings his Heirs and Assigns the Yearly Rent or sum of two
pounds Eighteen Shillings and four pence Current Money 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 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 Reenter and the same to have again Repossess
Occupy and enjoy as in his or their former Estate until all such Arrears
of Rent with Legal Interest therefore and all and every cost Charge &
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)

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 Reenter 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 David Pikseller
doth for himself his Heirs Executors and Administrators Covenant and
agree with the said Samuel Owings his Heirs and Assigns that he the
said David Pikseller his Heirs and Assigns shall within the term of two
years from the date hereof erect and build a Dwelling 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 David Pikseller
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 Rent 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 David Pikseller for himself his Executors Administrators and
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
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 David Pikseller and his Assigns
that he the said David Pikseller 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 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 David Pikseller
and his Assigns and on his or their payment or tending in
payment the sum of two pounds Eighteen Shillings and four

(pence)