Franklin Lane and running thence bounded on Franklin lane fifty four feet the
East parelel with Water Street fifty two feet thence North parelel with South Stre
to the Water Street thence West bounding on Water Street to the Beginning the
parcel of Land being heretofore leased by a certain Daniel Bowley and Richard
Ridgely to a certain Elisha Dyson for Ninety nine years renewable for ever reference
to the Records will fully appear together with all Improvements thereon and
lanes alleys ways waters previledges easements emoluments and advantages to the
said piece or parcel of Ground belonging or in anywise appertaining To have and
to hold the said piece or parcel of Ground and premises with their and every of their
Appurtenances unto the said William Jenkins 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
Richard Cromwell his Heirs and Assigns the yearly rent or sum of Sixty five
pounds Specie in Silver Dollars of Seven Shillings and Six pence each on the
Twenty second day of December 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 Sixty five pounds Specie in Silver dollars of Seven Shillings and Six pence
each 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
Richard Cromwell 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, untill all such arrearages of rent, with
legal Interest therefore and all and every Cost Charge and Expence incurred to
the said Richard Cromwell his Heirs or Assigns by reason of the nonpayment 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 Sixty five pounds Specie
in Silver Dollars of Seven Shillings and Six pence Each shall be in Arrears
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
shall and may be lawful to and for the said Richard Cromwell 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 William Jenkins for himself
his Executors Administrators and Assigns Doth Covenant and Agree to and
with the said Richard Cromwell his Heirs and Assigns well and truly to

pay the above reserved Yearly Rent or sum of Sixty five pounds Specie in Silver Dollars
of Seven Shillings and Six pence each at the time above limited for the payment of the
same; And the said William Jenkins for himself his Heirs Executors Administrators
and Assigns Doth Covenant and Agree to and with the said Richard Cromwell his
Heirs and Assigns that he the said William Jenkins his Executors Administrators and
Assigns shall and will at all times during the said Term of Ninety nine Years
hereby leased bear pay and discharge all Taxes Levies and Assessments whatsoever
which shall or may be Taxed Rated levied or assessed upon the said hereby leased
premises. And the said Richard Cromwell for himself his Heirs and Assigns doth
hereby Covenant and Agree to and with the said William Jenkins and his Assigns
that he the said William Jenkins and his Assigns, on the payment of the Rent and
performance of the Covenants hereinbefore mentioned and reserved on the part of the
said Richard Cromwell and his Assigns to be paid and performed shall and may
peaceably and quietly have hold use occupy possess and enjoy the above demised
piece or parcel of Ground and premises with their and every their Appurtenances for
and during the aforesaid Term of Ninety nine years for which the same is above
demised, without the let Troublé or Interruption of him the said Richard Cromwell
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 Richard Cromwell 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 William Jenkins and his Assigns, and on his or
their payment or tendering in payment the sum of Sixty five pounds Currency as
a fine therefore; to the said Richard Cromwell his Heirs and Assigns make and
Execute, or cause to be made and Executed a new 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 renewed and renewable for ever In Witness whereof
the parties hereto have set their Hands and Affixed their Seals the day and year
first above Written —

Richard Cromwell (Seal)
William Jenkins (Seal)

Signed Sealed and Delivered in the presence of }
the words "Six pence each" interlined before Sealing }
Fredk. Geiser

Baltimore County to wit — On the day and year first within written
Richard Cromwell and William Jenkins parties to the within Indenture or Instrument
of Writing appeared before us two Justices of the peace for the County aforesaid and
severally