mentioned and contained on the part and behalf of the said George Fletcher his executors administrators and assigns to be paid and done kept and performed hath demised granted leased set and to farm letten and by these presents doth demise grant lease set and to farm - unto the said George Fletcher all the following lot piece or parcel of ground as the same are distinguished in a Plat of the town lately laid out on Fells Point by number eight Beginning at a stake standing at the corner of Lot number seven on Bonds street and running and bounding on Bonds Street South sixty feet to Lot number nine then running and bounding on Lot number nine to the Water, then running and bounding on the Water sixty feet to Lot number seven then running and bounding on lot number seven to the place of beginning containing in the whole one quarter of an acre more or less - Together with all ways easements passages buildings improvements privileges profits hereditaments and appurtenances whatsoever to the same belonging or in anywise appertaining To Have and To Hold the said lot and piece of ground with the buildings and appurtenances unto the said demised premises belonging unto the said George Fletcher 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 and fully to be compleated and ended yielding and Paying therefore yearly and every year during the said term unto the said William Fell the son and his heirs on the third day of November yearly and every year the sum of twenty Shillings Sterling money of Great Britain - And the said Ann Fell for herself her heirs executors and administrators doth hereby covenant promise grant and agree to and with the said George Fletcher his executors administrators and assigns in manner and form following that is to say that the said George Fletcher his executors administrators and assigns the hereby demised premises with the appurtenances for and during the term of ninety nine years shall and may peaceably and quietly have hold use occupy possess and enjoy for and under the payments of the yearly rent and performance of the covenants and provisoes herein mentioned on the part of the said George Fletcher his executors and assigns to be paid kept and done and performed from and against the afs.d William Fell the son his heirs executors administrators and assigns and all persons claiming or to claim by from or under him them or any of them or by from or under the afs.d Edward Fell the father or any other person or persons whatsoever and that the said William Fell the son his heirs and assigns shall and will at the end and expiration of the afs.d term of ninety nine years upon the request and at the proper costs and charges of the afs.d George Fletcher his executors administrators and assigns make seal and deliver and in due form execute and fully perfect one other lease and demise of the hereby demised premises for other ninety nine years unto the said George Fletcher his executors administrators and assigns under the like covenants rents and agreements as is herein mentioned and at the end and expiration of the said last mentioned term shall also — lease and demise the said demised premises for other ninety nine years under the like rents covenants and agreements and so from time to time shall make such renewments as afs.d forever He the said George Fletcher his heirs ex.rs adm.rs or assigns paying or tendering to the said William Fell his heirs or assigns at the time of his the said George Fletcher his executors

administrators or assigns requesting any and every such renewment as also all or any rent that shall or may at the time of such request be due and payable on this or any such future lease or demise of the said demised premises - And the afs.d George Fletcher for himself his heirs executors administrators and assigns doth hereby covenant promise grant and agree to and with the afs.d Ann Fell her executors administrators and assigns in manner and form following that is to say that he the said George Fletcher his executors administrators and assigns or some of them shall and will from time to time and at all times hereafter well and truly pay or cause to be paid unto the said William Fell the son his heirs or assigns or such person or persons as shall be authorized to receive the same to his and their use the said yearly Rent of twenty shillings Sterling money aforesaid at and upon the days and times herein before appointed for the payment thereof - And that it shall and may be lawful for the said Ann Fell for and on behalf of the said William Fell to distrain and in and upon any part of the demised premises to enter for the rent aforesaid upon non payment thereof - And the said George Fletcher doth further covenant promise grant and agree that he the said George Fletcher his executors administrators and assigns shall and will within the space of two years from the commencement of the demise hereby made and at his and their proper costs and charges build and erect on the hereby demised premises a good and sufficient Stone or Brick House to cover four hundred Square feet covered with Jointed Cypress or ceder Shingles and it is further granted covenanted promised and agreed on by and between the said parties to these presents for themselves their heirs executors administrators and assigns respectively that if the said House or buildings shall not be so built or made within the two years herein before mentioned that then the said George Fletcher his heirs executors administrators or assigns upon his or their tendering the sum of twenty Shillings sterling money to the said William Fell, the son his heirs or assigns within one month next after the expiration of the said two years shall and may have two years more commencing from the expiration of the first mentioned two years for the erecting building and making the said House or building - But if default shall be made in the building erecting or making such a House as afs.d within the two first years limited for doing or making the same and also the payment of the said sum of twenty shillings sterling money within the said terms of one month next after the expiration thereof or that after such last mentioned payment of the said money there shall happen to be a default in the erecting building or making such a house or building as aforesaid within the two years last limited for the performance thereof or if default should be made in the payment of any one years rent for the space of six months next after the day on which the same ought to have been paid as aforesaid that then it shall and may be lawfull upon any such default as afs.d contrary to the true intent and meaning of these presents for the said William Fell into the said demised premises or into any part or parcel thereof in the name of the whole to re-enter and the same and every part thereof again to possess hold and enjoy as in his former estate as if this present demise had never been made and upon such default as afs.d contrary to the true intent and meaning of these presents these presents and every article matter and thing herein contained as from