all deductions of every nature and kind whatsoever and if it shall happen that the said yearly rent or sum of seven hundred British Golden Guineas, or any part thereof shall be in arrear and unpaid by the space of ninety days next after any of the days or times 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 Charles Ridgely, his heirs and assigns into the said demised premises or any part thereof, in the name of the whole to re-enter, and the same to have again repossess, occupy and enjoy, as in his or their former estate, until all such arrearages of rent and all and every cost charge and expense, incurred by the said Charles Ridgely, his heirs or assigns by reason of the non payment of the said rent, shall be fully satisfied, make distress therefor, at his or their option. And also, if it shall happen that the said yearly rent or sum of seven hundred British golden guineas, or any part thereof, shall be in arrear and unpaid by the space of nine months next after the same shall become due, it being first lawfully demanded, that it shall stand and may be lawful to and for the said Charles Ridgely his heirs or assigns into the said demised premises or any part thereof in the name of the whole to re-enter, and the same to have again repossess and enjoy as in his or their former estate, and the said Charles Ridgely for himself, his heirs and assigns doth covenant and agree with the said William Hammond and David M'Mechen, and each of them their and each of their heirs executors and administrators, that they the said William Hammond and David M'Mechen their executors administrators and assigns, on the payment of the rent and performance of the covenants herein contained on the part of the said William Hammond and David M'Mechen, their executors administrators and 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 the appurtenances for and during the aforesaid term of ninety nine years, for which the same is above demised, without the let, trouble, eviction or disturbance of him the said Charles Ridgely, his heirs or assigns or any person or persons claiming any thing therein, by from or under him them or any of them, or by his or their means privity or procurement. And the said William Hammond and David M'Mechen, and each of them for themselves their and each of their heirs executors administrators and assigns, do hereby covenant grant, promise and agree, to and with the said Charles Ridgely his heirs executors administrators and assigns, that the rents by these presents reserved shall be well and truly paid in such manner as is herein reserved limitted or appointed according to the true intent and meaning of these presents: And the said Charles Ridgely for himself his heirs and assigns, doth further covenant and agree with the said William Hammond and David M'Mechen, and each of them their and each of their heirs, executors administrators and assigns that he the said Charles Ridgely, his heirs and assigns at any time or times hereafter during the continuance of this present demise, on the request, and at the proper cost and charge of the said William Hammond and David M'Mechen, their executors administrators and assigns, on their payment or tendering in payment the sum of seven hundred British golden guineas as a fine therefor

to the said Charles Ridgely, 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 this present demise, under the like rents, covenants and agreements as are herein before contained so that this present demise may be renewed and renewable from time to time forever. In witness whereof, the said parties have hereto set their hands and seals the day and year first above written.

C. Ridgely. Son of Jn. (Seal) Wm. Hammond (Seal) David M'Mechen (Seal)

Signed sealed and delivered in presence of Chs. Wells. Ely Holmes Jr. Usher.

County of Baltimore to wit: On the eighteenth day of September 1780 came before us the subscribers two Justices of the peace for the county aforesaid the within named Charles Ridgely William Hammond and David M'Mechen who severally acknowledged the aforegoing instrument of writing as their respective act and deed, according to the true intent and meaning thereof and the act of Assembly in such case made and provided. acknowledged and certified before.

Henry Wilson Thos. Russell."

Whereupon accordingly issued subpoena in the usual form against the said Charles Ridgely returnable to the next Court. At which next Court to wit the third Tuesday in May one thousand seven hundred and eighty seven came the Sheriff of Baltimore County and made return of the subpoena thus endorsed "Summ. &c. also came the said defendant Charles Ridgely and appeared to the said bill, and the same Court, John Ridgely of Baltimore Town appears in Court and is appointed guardian to the said Charles Ridgely the infant to appear, answer and defend this suit, in his behalf and accepts of the said guardianship. And the said cause so standing continued until May Court, one thousand seven hundred and ninety one, the said Charles Ridgely by his guardian aforesaid, exhibits into Court his answer in the words following to wit:

The answer of Charles Ridgely of Baltimore County, an infant by John Ridgely his guardian thereto especially appointed to the Bill of Complaint of William Hammond against him exhibited in the High Court of Chancery. This defendant, by his said guardian now and at all times hereafter, saving and reserving to himself all and all manner of benefit and advantage of exception &c. for answer unto the said bill, or to as much thereof as this defendant is advised is material or necessary for him to make answer unto he answereth and saith. That the said Charles Ridgely, son of John, in his lifetime, was seized and possessed of these two tracts of land in Baltimore County aforesaid called and known by the name of Timber Neck or Howard's Timber Neck and Ridgely's Whim and that the said Charles Ridgely in his lifetime to wit, on the eighteenth day of September, in the year seventeen hundred and eighty three, did lease demise and to farm let, six acres and fifteen square perches of the said tract of land, unto the said William Hammond, his executors administrators and assigns, for ninety nine years, with clauses and conditions