made the seventeenth day of February, in the year of our Lord one thousand seven hundred and sixty-eight, between Ann Fell, of Baltimore County, of the one part, and Abraham Inloes, joyner, of said County, of the other part. Witnesseth that for and in consideration of the rents and covenants covenants hereinafter reserved and contained on the part of the said Abraham Inloes, his executors, administrators and assigns, to be paid, kept and performed, she, the said Ann Fell hath demised, granted and to farm letten, and by these presents doth demise, grant and to farm let, unto the said Abraham Inloes, all that piece or parcel of ground lying and being in Baltimore County aforesaid, being parcel of land near Baltimore Town, on Fell's Point, lately laid out by John Bond for Edward Fell, in lotts and is distinguished in the platt of the said ground so laid out, by the number five. Beginning at a stake standing at the corner of Bond street and Elisanna street, and running and bounding on Elisanna street west to the water, then running and bounding on the water south sixty feet to the corner of lott number six then running and bounding on lott number six east to Bonds street, then running and bounding on Bonds street north sixty foot to the place of beginning containing one quarter of an acre, more or less. Together with all ways, waters, easements, profitts, commodities, advantages and appurtenances to the said demised piece or parcel of ground belonging, or in anywise appertaining. To have and to hold the said demised premises, with the appurtenances, unto the said Abraham Inloes, his heirs, executors, administrators and assigns, from the day of the date hereof for and during, and untill the full end and term of ninety nine years thence next ensuing, and fully to be compleated and ended, under and subject nevertheless to the conditions, provisoes and limitations hereinafter mentioned; yielding and paying therefore yearly, and every year during the said term unto her the said Ann Fell, her heirs and assigns, or lawful attorney, the rent of twenty shillings, sterling money. And the said Ann Fell, for her heirs executors, administrators and assigns and every of them, doth hereby covenant, promise, grant and agree to, and with the said Abraham Inloes, his heirs and assigns, that he, the said Abraham Inloes, his executors, administrators or assigns, shall and will within two years from the commencement of the demise hereby made at his or their own proper cost and charges, build and erect on the demised premises a good and sufficient — to cover four hundred square feet, covered with jointed shingles, and shall and will yearly and every year during the said demise, truee and truly pay to her, the said Ann Fell, her heirs and assigns or lawfull attorney the said yearly rent reserved, and that it shall and may be lawfull for the said Ann Fell, her heirs and assigns or lawful attorney, to distrain in and upon any part of the demised premises for the rent aforesaid, upon non-payment thereof. And the said Ann Fell, for herself, her heirs, executors, administrators and assigns, doth hereby covenant, promise, grant and agree, to and with the aforesaid Abraham — his executors, administrators and assigns, that she, the said Ann Fell, her heirs and assigns, or lawful attorney, shall and will, upon the request and at the costs and charges of the aforesaid Abraham Inloes, his executors, administrators and assigns, and upon his or their paying and tending the sum of twenty shillings sterling in the name of ackn[illegible]s a fine for renewment, at any time during the continuance of this present demise, make and execute to him, the said Abraham Inloes, his executors, administrators or assigns, so requesting, and paying and tendering as aforesaid a lease or demise of the said demised premises for ninety nine years, to take effect and commence at the end of the

term hereby demised, at and upon the same rent, and with and under the like covenants, provisoes and agreements as are herein contained, so that this present demise shall and may be redewable and renewed forever. And it is also provided and hereby expressly covenanted, granted, concluded and agreed by and between the said parties to these presents for themselves their heirs, executors, administrators and assigns respectively, that in case such house shall not be so built within the two years herein before mentioned, that then the said Abraham Inloes, his heirs, executors, administrators or assigns, upon his or their paying or tendering the sum of twenty shillings, sterling money, to the aforesaid, Ann Fell, her heirs or assigns, or lawfull attorney, within one month next after the expiration of the said two years, shall and may have two years, commencing from the expiration of the first mentioned two years, for the erecting, building and compleating the said house. But if default shall be made in building the said house within the first two years limitted for the building thereof, and also in the payment of the said sum of twenty shillings, sterling money, within the said term of one month next after, next after the expiration thereof, or that after such last mentioned payment there shall happen to be default in erecting, building and compleating such house as aforesaid, within the two years last limitted for the erecting, building and compleating such house, or if default shall be made in the payment of any one year's rent for the space of six months next after the day in which the same ought to have been paid as aforesaid, that then it shall and may be lawful upon any such default as aforesaid, contrary to the true intent and meaning of these presents, for her the said Ann Fell or her lawful attorney, in the said demised premises, or any part and parcel thereof in the name of the whole to re-enter, and the same and every part thereof again to have, hold, re-possess and enjoy, as in her or their former estate, as if this present demise had never been made and upon such default as aforesaid, contrary to the true intent and meaning hereof, these presents, and every clause, matter and thing therein contained, as from and against her, the said Ann Fell, her heirs and assigns, or lawfull attorney, shall immediately hereupon cease, determined, and be absolutely void to all intents and purposes whatsoever. In witness whereof the parties to these presents have hereunto interchangeably set their hands and seals the day and year above written.

Sealed and delivered in the presence of Thomas Bond, son of John Thomas Rutter } Ann Fell, (Seal) Abraham Inloes (Seal)

On the 15th day of April 1768, came the parties to the within deed and acknowledged it to be their act and deed, according to the true intent and meaning thereof, before us, two of his lordship's justices for Baltimore County, as witness our hands.

William Disquith, Benjamin Rogers.

Recorded this 30th day of May 1768, and examined by,
B. Bordley, Clk.

In testimony that the aforegoing is a true copy taken from Liber B. No. 2, folio 499, &c one of the land records of Baltimore County Court, I hereunto subscribe my name, and affix the seal of said Court on this 20th day of May, 1837.

(Seal) (Place)

Thos. Kell, Clk. of Baltimore County Court.

Lease of Lot, No. 8, on Fells Point — Ann Fell To George Fletcher this