Daker and the said Thornton Connellee for themselves their heirs Executors administrators and assigns Covenants with the said Samuel Ready his heirs and assigns to pay the aforesaid rent taxes and assessments when legally demandable and the said Samuel Ready for himself his heirs Executors administrators and assigns does hereby covenant with the said David Wilson and the said Otto Daker and the said Thornton Connellee their heirs Executors administrators and assigns that on payment by the said Lessees their heirs Executors administrators or assigns of said rent and performance of all the Covenants herein on their part to be paid and performed he the said Samuel Ready his heirs Executors administrators and assigns will warrant the property hereby leased from all claims thereon under the said Samuel Ready also that at any time during this demise the said Samuel Ready his heirs or assigns shall on payment to him or them of Ten dollars as renewal fine execute and deliver or cause to be executed and delivered to the said David Wilson the said Otto Daker and the said Thornton Connellee their Executors administrators or assigns at their request a new Lease of the above demised property for another term of ninety nine years to commence on the expiration of this subject to the same rent and with the same covenants so that the demise hereby created may be renewable and renewed from time to time forever and it is agreed that the Interest of the said David Wilson, Otto Daker and the said Thornton Connellee in and to the aforesaid described property shall be equal and the said David Wilson the said Otto Daker and the said Thornton Connellee hereby further Covenant that during the continuance of this demise to keep the improvements on the heretofore described grounds and premises insured and to keep the same insured in the Firemans Insurance Company of Baltimore or some other responsible office against

loss and damage by fire to the amount of not less than five thousand Dollars and cause the Policy to be so framed or endorsed so that in case of loss by fire the avails thereof as far as may be necessary shall be applied to the replacing of said buildings in good order and condition the said Policy to be held by the said Samuel Ready his heirs or assigns. Witness our hands and seals.

	Samuel Ready	(Seal)
Witness	David Wilson	(Seal)
Jos G. Johnson	Otto Daker	(Seal)
	Thornton Connellee	(Seal)

State of Maryland City of Baltimore to wit

I hereby certify that on this Twenty Eighth day of October in the year one thousand eight hundred and sixty four before the subscriber a Justice of the peace of the State of Maryland in and for the City of Baltimore aforesaid personally appeared Samuel Ready, David Wilson, Otto Daker and Thornton Connellee and did each acknowledge the foregoing Lease to be their respective act

Jos G. Johnson J. P.

Rec.d for Record October 28th 1864 at 5 O'Clock P.M. same day recorded and Examined

Per Alford Mace Clerk

In Testimony that the foregoing is truly copied from Liber A.M. No 263 folio 93 &c and of the Land Records of Baltimore City. I hereto set my hand and affix the seal of the Superior Court of Baltimore City on this 26th day of March 1866.

(Seal Place)

5 cts U.S.S. A.M. 26 Mar 1866

Alford Mace Clerk

(And proved its Execution)

The Defendants offered in evidence that after the fire the premises were open and unenclosed, and remained idle a long time, and that shortly after the lease to them by Ready they commenced making extensive improvements and buildings