well and truly to pay the aforesaid yearly rents and each and every of them as the same are above reserved to be paid. And also all taxes and other assessments levied or charged on said premises or which may at any time hereafter be levied or charged thereon or on the yearly rents above reserved or either of them. And the said Miles White for himself his heirs and assigns doth hereby covenant with the said Jacob W. Ijams his executors, administrators and assigns that during the aforesaid term of ninety nine years and during every renewal thereof the said Jacob W. Ijams his executors administrators and assigns on payment of the rents taxes and assessments and performance of the covenants herein reserved and mentioned on his or their part to be paid and performed may peaceably and quietly hold and enjoy the premises hereby demised without the let or interruption of the said Lessor his heirs or assigns or any other person claiming by from or under him or them or any of them. And also that at any time during the continuance this demise the said Miles White his heirs or assigns will execute and deliver to the said Jacob W. Ijams his executors administrators or assigns at his or their request and proper charge a new Lease of and for each one of the hereby demised parcels of ground which shall not have become forfeited by reason of the non-payment of rent as aforesaid for another term of ninety nine years to commence and take





effect at the end of the term hereby demised subject to the same rents and under the like covenants clauses and agreements as are herein contained so that the present demise with respect to the parcel or parcels not forfeited as aforesaid may be renewable and renewed from time to time forever.

Witness, the hands and seals of the said Lessor and Lessee.

Test — Miles White (Seal)

Otto Bonner — J. W. Ijams (Seal)

State of Maryland,

City of Baltimore Sc.

Be it remembered and it is hereby certified that on this fourth day of April in the year one thousand eight hundred and seventy one before the subscriber a Justice of the Peace of the State of Maryland in and for the City of Baltimore personally appeared Miles White and Jacob W. Ijams and severally acknowledged the aforegoing Lease to be their respective act and deed. In Testimony whereof I hereunto subscribe my name.

Otto Bonner

And then offered in evidence a Mortgage from Ijams to the plaintiff for the same land that was leased.

Jacob W. Ijams to Miles White — This Mortgage made this fourth day of April in the year one thousand eight hundred and seventy one between Jacob W. Ijams of the City of Baltimore