anytime, be sixty days in arrears, it shall be lawful for the said Jonas Friedenwald, his personal representatives or assigns, to re-enter and hold the said property until all such arrearages of rent, with interest thereon, and all expenses incurred by such non-payment, shall be fully satisfied; and provided, also, that if the said rent shall be in arrear for one year, it shall be lawful for the said Jonas Friedenwald, his personal representatives and assigns, to re-enter and annul the lease, and hold the said property as in his or their former estate; and the said James Armstrong and Margaret Armstrong, his wife, hereby covenant to pay the said yearly rent at the periods above limited, for the payment of the same; also to pay all taxes and assessments of every kind, assessed and levied, or hereafter to be assessed and levied on the said property, and on the said yearly rent.

And the said Jonas Friedenwald covenants, that on payment by said lessee, of the yearly rent aforesaid, and the performance by her, of the covenants hereinmentioned to be performed, the said Margaret Armstrong, her personal representatives or assigns, may at all times, peaceably hold and enjoy the said premises without the let or interruption of the said lessors, or any person claiming by, from, or under them, or either of them, and also, free and clear of all claims and demands whatsoever, for or on account of any other rent than that above reserved thereon.

And also, that at any time during this lease the said Jonas Friedenwald, his personal representatives or assigns, will, at the request and proper cost of the said lessee, her personal representatives or assigns,

will, at the request and proper cost of the said lessee, her personal representatives or assigns, execute and deliver to her or them, a new lease of the above described property, for another term of years, to commence at the end of the term hereby granted, reserving to the lessor a reversion of one day therein, subject to the same rent and with the like covenants and conditions, and particularly a covenant for renewals in perpetuity, so that the present lease, if not forfeited according to its provisions, shall be renewable and renewed from time to time, forever.

Witness the hands and seals of the parties to these presents.

Jonas Friedenwald. (Seal.)
Merly her + mark Friedenwald (Seal.)
Margaret Armstrong. (Seal.)
James his + mark Armstrong (Seal.)

Signed and sealed, in the presence of —
A. W. Thompson,
B. T. Wilson.

State of Maryland,
City of Baltimore, ss:

I hereby certify, that on this 9th day of October, in the year one thousand eight hundred and sixty-three, before me, a Justice of the Peace, of the State of Maryland, in and for the City of Baltimore aforesaid, personally appeared Jonas Friedenwald, Merly Friedenwald, his wife, Margaret Armstrong and James Armstrong and severally acknowledged the foregoing lease to be their act.

Witness my name the day and year aforesaid.
B. T. Wilson

Rec'd for record 9th Oct, 1863, at 2½ O'clock P.M. same