said alley shall be widened to three feet, for common use as aforesaid; (being the same parcel of ground, which by sub-lease, bearing date the second day of October, in the year one thousand eight hundred and sixty-three, and duly recorded among the Land Records of Baltimore City, in Liber G.E.S. No 237 folio 470, &c, was demised by the said Jonas Friedenwald and wife, to the above named Margaret Armstrong and her assigns, subject to the payment of the yearly rent of sixty dollars, in the manner therein expressed,) together with the improvements thereon, and the rights and appurtenances thereto belonging or appertaining, including the said clear yearly rent of sixty dollars reserved on, and heretofore payable out of said lot, under the sub-lease before mentioned.

To have, and to hold, the lot or parcel of ground and premises hereby mentioned to be granted and assigned; and also the said yearly rent incident thereto, with the rights and appurtenances aforesaid, unto the said Margaret Armstrong, her personal representatives and assigns, to her and their proper use and benefit, during all the residue of the terms of years yet to come and unexpired therein, with the right and benefit of renewal of said term from time to time, forever; subject however to the payment of the yearly rent of one cent, if demanded, but no more, to whoever the same may be payable, and to the end and intent that the said rent of sixty dollars, heretofore payable thereout under said sub-lease, shall be henceforth merged and extinguished.

And the said grantors, for themselves, their heirs, devisees and personal representatives, hereby covenant with the said grantee, her personal representatives and

assigns, that they, the said grantors have not done any act, matter or thing whatsoever, to charge or encumber the property hereby conveyed, save by the sub-lease aforesaid; that the said grantors will warrant the same specially to the said grantee, her personal representatives and assigns, against the claims and demands of all persons whomsoever, having or claiming any estate or interest therein, or right or title thereto, through, by or under them, or either of them, otherwise than under said sub-lease; and that the said grantors will execute and deliver in due form of law, all such other and further acts and deeds as may be deemed requisite to confirm these presents.

Witness the hands and seals of said grantors.

Jonas Friedenwald (Seal)

Merly her + mark Friedenwald (Seal)

Witness:- Richard T. Pindell.

State of Maryland,

City of Baltimore, to wit:

I hereby certify, that on this fifteenth day of June, in the year one thousand and eight hundred and sixty four, before me, a Justice of the Peace of the State of Maryland, in and for the City of Baltimore aforesaid, personally appeared Jonas Friedenwald and Merly Friedenwald, his wife, the grantors in the foregoing deed, and severally acknowledged the same to be their act.

Witness my name, the day and year aforesaid.

Richard T. Pindell.

Received for Record, June 23, 1864, at 2 O'clock P.M.; the same day recorded and examined.

Per- Alfred Moses,

Clerk.