being described and running thence south westerly at right Angles with Front Street twenty feet thence north westerly parallel with Front Street twenty five feet to the lot leased by Thomas Irwin to Samuel Colerin thence north easterly binding on said lot twenty feet to the ground assigned to the said Grofs as aforesaid and thence southeasterly with the division fence aforesaid by a straight line twenty five feet to the place of beginning with the right in Common of an alley, three feet wide, running along the south easterly side of said described ground and the parcel assigned to the said Grofs as aforesaid from the rear of said described ground to Front Street Together with all the improvements thereon made lanes alleys ways waters privileges easements emoluments and advantages to the said piece or parcel of ground belonging to or in any wise appertaining To Have and To Hold the said parcel of ground and premises with their and every of their appurtenances unto the said John Ryland his executors admistrators and assigns from the day next before the day of the date hereof henceforth for and during all the rest residue and remainder, save one year of the term of ninety nine years originally granted and yet to Come and unexpired in said premises, Yielding and paying therefor to the said John I Grofs his heirs executors administrators or assigns the yearly rent or sum of thirty seven dollars and fifty cents lawful money of the United States to be accounted from the eleventh day of April last past and to be payable and paid thereafter in equal semi-annual installments of eighteen dollars and seventy five cents each on the eleventh day of October and April respectively in each and every year during the continuance of the present demise and that free and clear of all deductions for Taxes and assessments of every kind or nature whatever levied charged or assessed on the said demised premises or the rent issuing therefrom and if it shall happen that the said yearly rent or sum of thirty seven dollars and fifty cents or any part thereof shall be in arrear and unpaid by the space of thirty days next after the time or times on which the same is above reserved to be paid the same being first demanded that then it shall and may be lawful to and for the said John I Grofs his heirs executors administrators or assigns in the said demised premises or any part thereof in the name of the whole to re-enter and the same to have again repossess occupy and enjoy as in his or their former estate until all arrearages of Rent with legal interest therefor and all and every Cost charge and expense incurred by the said John I Grofs his heirs executors administrators or assigns by reason of the non payment of the said Rent shall be fully satisfied and paid or make distress therefor at his or their option at any time after the said Rent shall become due and also if the said yearly Rent or sum of thirty seven dollars and fifty cents or any part thereof shall be in arrear and unpaid by the space of one whole year next after the time or times on which the same is above reserved to be paid the same being first demanded, that then it shall and may be lawful to and for the said John I Grofs his heirs executors administrators or assigns into the said demised premises or any part thereof, in the name of the whole to reenter and the same to have again repossess occupy and enjoy as in his or their former estate, and that then and in such Case this Indenture and every clause matter and thing herein Contained shall from thence forth be utterly void and of none effect And the said John Ryland for himself his heirs executors administrators and assigns doth Covenant and agree with the



said John I Grofs his executors administrators or assigns well and truly to pay the above reserved yearly rent, or sum of thirty seven dollars and fifty cents in manner and at the times limited for the payment of the same and also shall and will pay all taxes assessments and public dues whatever in respect of said hereby demised premises or the rent issuing therefrom to the Collectors thereof when required, and the said John I Grofs for himself his heirs executors administrators and assigns doth hereby Covenant and agree to and with the said John Ryland his heirs executors administrators and assigns that the said John Ryland his executors administrators and assigns on the payment of the rents and performance of the Covenants Conditions and agreements hereinbefore mentioned and reserved on the part of the said John Ryland his heirs executors administrators and assigns to be paid and performed shall and may peaceably and quietly have hold use occupy possess and enjoy the above demised parcel of ground and premises with their and every of their appurtenances for and during the aforesaid term for which the same is above demised without the let trouble or interruption of the said John I Grofs his heirs executors administrators or assigns or any other person or persons legally or equitably claiming or to claim any right or title thereto or estate or interest therein by from or under him them or any of them and also free and clear of the claim and demand of any person or persons whomsoever for or on account of any other or greater rent than above reserved thereon and also that the said John I Grofs his heirs executors administrators and assigns at any time or times hereafter during the Continuance of this present demise on the request and at the Cost and Charge of the said John Ryland his executors administrators and assigns on his or their paying and tendering in payment the sum of thirty dollars as a fine therefor to the said John I Grofs his heirs executors administrators or assigns shall and will make execute and deliver or cause and procure to be made executed and delivered unto the said John Ryland his executors administrators or assigns a new lease of the above demised ground and premises for ninety eight years to Commence and take effect from and at the end and term for which the same is above demised subject to the same rents and under the like Covenants clauses and agreements as are hereinbefore mentioned so that this present demise may be renewable and renewed forever

In Testimony whereof the said John I Grofs and John Ryland have hereunto subscribed their names and affixed their seals on the day and year first hereinwritten.

Signed sealed & delivered in the presence of John W Peale, Saml Purviance

I I Grofs (Seal)
John Ryland (Seal)

State of Maryland

Be it remembered That on the 12th day of August in the year eighteen hundred and forty one before the subscribers two Justices of the peace of the State of Maryland in and for the City aforesaid personally appeared John I Grofs and John Ryland the parties named in the within Indenture and acknowledged the same to be their act and deed according to the true intent and meaning thereof and the act of assembly in such case made and provided and we further certify that of our own