& Ramsey Street and thence Westerly 88 feet 6 ins Beginning the above described Lot containing Seven Lots of ground each Lot fronting 12 ft 5 ins on Ramsey Street and running back 6 the Common back Lines for the term of 99 years beginning on the day of the date of these presents Yielding and paying therefor the rents or yearly sum of 37 dollars 71 cents on each of said Lots of ground or the sum and sum of 64 dollars for the whole and that in even and equal half yearly instalments of 32 dollars 85 cents on each of said Lots on the first day of February and August respectively in every year during the continuance of this demise according from the 1st day of January last past and above all deductions for taxes and assessments of every kind taxed or assessed or to be taxed or assessed on said demised premises or the landlord during said term Provided that in default of payment of the rents or breach of any Covenant herein contained the said John Ellicott may re-enter, and provided also that if said rents shall be in arrear in whole or in part at any time that shall and may be lawful for the said Lessor to make distress therefor and said Lots in the event of any alienation thereof by the said Burns being liable only for its own rents and in no wise liable for the rents of the others And the said Samuel Burns covenants with the said John Ellicott to pay the aforesaid rents taxes and assessments when legally demandable The said John Grant Jackson herein named for the purpose of executing the Leasehold Estate hereby created and at the request of said John Ellicott from the effect and operation of a Mortgage hereafter made to him by said Burns reserving the lien thereof however for the amount of due upon the several rents hereby created Have Power of Attorney to G H Williams in Book Liber E D No 110 Folio 387, And the said John Ellicott Covenants that in payment by the said Lessee of said rents and performance of all covenants herein on the part of said Lessee to be performed to the said John Ellicott will warrant & forever defend unto the aforesaid hereby Leased and that at any time during this demise

the said John Ellicott his Heirs shall on payment by him or them of Ten dollars as renewal fine execute and deliver to the said Samuel Burns his Representatives or assigns at his or their request a new Lease of the said demised premises on another term of Ninety years to commence on the expiration of the subject to the same rents and with the same covenants so that the demise may be renewable and renewed from time to time forever

Witness our hands and seals. John Ellicott (Seal)
Test Charles Alexander, John Grant Jackson (Seal)
Samuel Burns (Seal)

State of Maryland Baltimore City to Wit I hereby certify that on this 30th day of December in the year 1859 before the Subscriber a Justice of the Peace of the State of Maryland in and for said City personally appeared John Ellicott John Grant Jackson by George H Williams his Attorney and Samuel Burns and severally acknowledged the foregoing Deed to be their respective Act. Charles Alexander, J Peace

Recorded for Record Dec 30 1859 at 2 h 0 m P M Same day Records and Examined per Geo E Sangston Clk

Witnesseth that the aforegoing is a true copy from the Liber GES No 182 Folio 65 one of the Land Records of Baltimore City (Seal) I hereto set my hand and affix the Seal of the Superior Court of Baltimore City this 29th day of January 1861.

Geo E Sangston Clk

Eichbel A. Samuel Burns to John Ellicott

This Mortgage made this 30th day of December in the year 1859 by Samuel Burns of the City of Baltimore and State of Maryland Witnesseth that said Burns is bound unto John Ellicott in the sum of Seven hundred and fifty dollars as the Lots hereinafter described in said City Leased by the said Ellicott to said Burns by deed bearing date herewith and designed to secure contemporaneously herewith to the said Ellicott both agreed to pay the said Burns the sums herein specified in the manner and upon the terms herein set forth Now He the said Burns doth hereby covenant to begin immediately after the Execution and delivery of these presents