assigns, all that part of land situate in Baltimore County
aforesaid thus described to wit Beginning at a post standing
at the end of the South 87° East 67½ perches line of the land
heretofore conveyed by the Canton Company to the said George H Weller
and running thence South 87° East 60 hundred perches to a post
thence North 3 degrees East 8½ to the outline of the above
described tract belonging to said Canton Company and then bending
on said line N 87½ W 99 perches to the end of the North 70 East
85½ perches line of the land heretofore conveyed by the Canton Company
to the said George H Weller and then reversing said line and running
thence South 70 W 85½ perches to the Beginning containing 55 acres
and ½ of land more or less, also all that other parcel in the County
aforesaid adjoining to the foregoing thus described Beginning for the
same at a stake standing in the centre of a tract being the Beginning
of a tract called Tunbridge and standing at the N E corner of
a parcel of land as heretofore conveyed by John O Donnell to
Caleb Earnest by deed dated 6 December 1799 and recorded
among the Land Records of said County in Liber G W No 53 folio
620 as by reference thereto more fully appears, and
running thence S 9½° W running on said Earnest lot as
now enclosed 89 perches to the centre of a Road leading from the
Turnpike into Patapsco Neck and called the Gun Trap Road thence
running along the centre of said Gun Trap Road the following courses
to wit N 70 W 15 perches to N 55 W 15 and four twelve perches
thence running N 29½° E 84 and ½ perches to the place of
beginning containing 8 acres of land more or less that is the said
parcels being held by said Weller under and from Canton Company
Liber H W No 7 No 6 folio 463 &c and the other under and from
S W Smith and Wife recorded among Records H W No 7 No 5 folio 305
and also about 6 acres of land more or less lying between the two
aforesaid parcels of land now enclosed and held by said Weller and
held by possession for the term of 99 years beginning on the day

of the date of these presents. The said George F Sauerhoff and his
representatives paying therefor the rent or yearly sum of Ten hundred
dollars and that in four equal quarter yearly instalments of Two
hundred dollars each on the 1st day of January April July and
October respectively in every year during the continuance of this
demise according from the 1st day of April next over and above
all deductions for taxes and assessments of every kind levied or
assessed or to be levied or assessed on said demised premises or
the rent issuing therefrom Provided that in default of payment of
the rent or breach of any covenant herein contained the said George
H Weller his Heirs or assigns may re enter, and provided
also that if said rent shall be in arrear in whole or in part
at any time then it shall be lawful for the said Lessor to make
distress therefor. And the said George F Sauerhoff for himself
and his representatives covenants with the said George H Weller
his Heirs and assigns upon the aforesaid rent taxes and
assessments when legally demandable. and the said George
H Weller covenants that on payment by the said Lessee of said
rent and performance of all covenants herein on the part of
said Lessee to be performed he the said George H Weller will warrant
specially the property hereby leased and that at any time during
this demise the said George H Weller his heirs or assigns shall
on payment to him of the sum of Ten dollars as a renewal fee execute
and deliver to the said George F Sauerhoff his representatives or
assigns at his or their request a new Lease of the above demised
premises for another term of 99 years to commence on the expiration
of this subject to the same rent and with the same covenants
so that this demise may be renewable and renewed from time
to time forever, And the said George H Weller and Wife for
themselves their Heirs and assigns covenant with the said George
F Sauerhoff his representatives and assigns that at any time
within 5 years from the date hereof and not afterwards on payment