of the one part, and Jacob Small of same County House carpenter of the other part, Witnesseth that the said Christopher Hughes in consideration of the payment of the Rents and performance of the Covenants hereinafter mentioned on the part of the said Jacob Small and his assigns to be paid and performed Hath demised, granted, leased and to farm letten and by these presents, Doth demise grant lease and to farm lett unto the said Jacob Small his executors administrators and assigns all that piece or parcel of ground situate and lying in Baltimore County being part of a tract of Land called Geists Inspection, and Beginning for the same at a Cedar Post fixed as a boundary, on the South side of said Christopher Hughes's two acre Lott, being part of Geists Inspection, and runing thence north binding up the Bason forty feet till it Intersects a line drawn parallel with, and from the South side of Montgomery Street, thence West parallel with the said South side of Montgomery Street, till it intersects that line of said Hughes's Part of Geists Inspection, that runs from the aforesaid post to the South east corner of Henry Brown's Lott, thence to the place of Beginning, together with the Lanes, alleys, ways, waters, privileges Easements emoluments and advantages to the said Lott of Ground belonging or in any wise appertaining: To have and to hold the said piece or parcel of Ground and premises with every of the appurtenances unto the said Jacob Small his executors administrators and assigns, from the day next before the day of the date of these presents for and during and untill the full end and Term of ninety nine years, from thence next ensuing fully to be compleate and ended: Yielding and paying therefor to the said Christopher Hughes, his heirs and assigns the yearly rent or sum of Thirty seven Pounds, ten shillings current money in half Johannes at three pounds each, and mexican Dollars at seven shillings and six pence each on the twenty fifth day of march in each and every year during the continuance of this present Demise: and if it shall happen that the said yearly rent or sum of Thirty seven pounds ten shillings current money in specie shall be in arrear and unpaid by the space of sixty days next after the time on which the same is above reserved to be paid, the same being first lawfully demanded, that then it shall and may be lawfull to and for the said Christopher Hughes his heirs 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 untill all such arrearages of Rent

rent with legal interest therefor, and all and every cost, charge and expence incurred by the said Christopher Hughes his heirs or assigns by reason of the non payment of the said Rent shall be fully satisfied and or make distress therefore at his or their option: And also if the said yearly rent or sum of Thirty seven pounds ten shillings current money in specie shall be in arrear and unpaid by the said space of one whole year next after the time on which the same is above reserved to be paid, the same first lawfully demanded, that then it shall and may be lawful to and for the said Christopher Hughes his heirs 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 therein contained, shall from thenceforth be utterly void and of none effect. And the said Jacob Small his heirs executors administrators and assigns doth covenant and agree with the said Christopher Hughes his heirs and assigns, that he the said Jacob Small his executors administrators and assigns shall and will yearly and every year during the continuance of this demise pay on the day limited for the payment of the same the above reserved yearly rent without any delay. And the said Christopher Hughes for himself his heirs and assigns doth hereby covenant and agree to and with the said Jacob Small and his assigns that he the said Jacob Small and his assigns on the payment of the rent and performance of the Covenants herein before mentioned and reserved on the part of the said Jacob Small and his assigns to be paid and performed shall and may peaceably and quietly have hold, use, occupy, possess and enjoy the above demised Land and premises with their and every of their appurtenances, for and during the aforesaid Term of ninety nine years for which the same is above demised without the lett trouble or interruption of him the said Christopher Hughes his heirs or assigns or any other person or persons claiming any thing therein by from or under him, them or any of them or by his or their privity or procurement. And also that the said Christopher Hughes his heirs 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 him the said Jacob Small and his assigns, and on his or their payment or tendering in payment the sum of thirty seven Pounds ten shillings current money as a fine therefore to the said Christopher Hughes his heirs and assigns make and execute or cause to be made and executed a new lease of the above demised Land and

premises