during the Continuance of this present Demise, And if it shall happen that the said Yearly Rent or Sum of thirty One pounds eighteen Shillings & Nine pence in Gold or Silver shall be in Arrear and unpaid by the Space of Thirty 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 Lawful to and for the said Philip Rogers 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 with legal Interest therefor and all and every Cost Charge and expence incurred by the said Philip Rogers his Heirs or Assigns by Reason of the Non payment of said Rent shall be fully satisfied and paid or make distress therefor at his or their Option And Also if the said Yearly Rent or Sum of thirty One pounds eighteen Shillings & Nine pence Current Money 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 Lawful to and for the said Philip Rogers 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 Thorogood Smith for Himself his Executors Administrators and Assigns doth Covenant and Agree to and with the said Philip Rogers his Heirs and [redacted] pay the above reserved Yearly Rent [redacted] eighteen Shillings & nine pence [redacted] time above limited for the Payment of [redacted] the same, and the said Philip Rogers for Himself his Heirs and Assigns doth hereby Covenant and Agree to and with the said Thorogood Smith and his Assigns that he the said Thorogood Smith

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 Thorogood Smith 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 Lot Trouble or Interruption of him the said Philip Rogers 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 Philip Rogers 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 Thorogood Smith and his Assigns and on his or their payment or tendering in Payment the Sum of thirty One pounds eighteen Shillings & Nine pence Current Money as aforesaid Time therefore to the said Philip Rogers his Heirs and Assigns make and Execute or Cause to be made and Executed a New Lease of the above demised Land and Premises for other Ninety Nine years to Commence and take effect from and at the end of the Term for which the same is above demised Subject to the same Rents and under the like Covenants Clauses and Agreements as are herein before mentioned so that this present Demise may be Renewable and Renewed forever, In Witness whereof the Parties hereto have set their Hands and Affixed their Seals the day and year first above Written

Signed Sealed and Delivered in Presence of
Will: Morton, Matthew Patton

Philip Rogers (Seal)
Thorowg. Smith (Seal)

Baltimore County to wit: On the thirty first day of December 1785 before the Subscribers two Justices of the Peace for the County aforesaid came Philip Rogers & Thorogood Smith partys to the within Indenture of Lease Severally Acknowledged the same as for their respective Acts Deed According to the true intent & Meaning thereof

Acknowledged before [redacted]
Thos. Russell, John M[redacted]

Recewed to be Recorded the 31st day of December 1785 Same Day Recorded and Examined per Wm Gibson C.