

Degrees West of the North Twenty four perches to a nother Stake in the Ground near the land of Garret Vansweringen and from thence with a Line Drawn two degrees North of the East untill it intersect a Line drawn Two degrees West of the North from the first Stake laid out for one Acre and one fourth of an Acre or thereabouts more or less To have and To hold the said Messuage or Tenem<sup>t</sup> and the said one Acre and one fourth of an Acre of Land afd to the same Messuage or Tenem<sup>t</sup> belonging with all houses and Eddifices to the same belonging unto him the said Charles Carroll his Ex<sup>ts</sup> Adm<sup>ts</sup> and Assigns from the fourteenth day of Jan<sup>ry</sup> next ensuing to Commence for and Dureing and untill the full end and Terme of Twenty one Years fully to be compleat and Ended Yeilding and Paying therefore Yearly and every Year dureing the said Term unto Us our Heirs and successors at the City of Sn<sup>t</sup> Maries at the feast of the Nativity of our Lord one Bushell of good English Wheat when (by our Receiver Generall or his Substitute) the same is Legally demanded, And the said Charles Carroll in consideracon of the said Demise and Grant of the Premises afd doth for himselfe his Ex<sup>ts</sup> and Adm<sup>ts</sup> covenant promise and agree to and with us our Heirs and Successo<sup>rs</sup> af<sup>d</sup> and is hereby Obliged with what convenient Speed that may be to cause the said Messuage or Tenem<sup>t</sup> called the Countrey house, Namely all the Walls of the said house to be substantially built up and made of Brick and the Roofe of the same to be new Covered and all other the houses to the same belonging and upon the said Land Erected to be well and Sufficiently repaired and mended with all such Necessary Reparacōns and Amendem<sup>ts</sup> as shall be thought needfull and requisite to make the Same Tenentable and fit to dwell in and shall also cause the said one Acre and one fourth of an Acre afd to be fenced in w<sup>th</sup> good and Sufficient Pales and the said Messuage or Tenem<sup>t</sup> and Land afd And all the houses thereupon Built or hereafter to be built dureing the Continuance of the said Lease shall keep in such good and Tenentable Repaire & the same so Repaired Amended ffenced and impaled shall at the Expiracōn of the said Terme of Twenty one Years Yeild and Quietly and Peaceably deliver vp unto the Governo<sup>r</sup> or Commander in Chief of our said Province Whomsoever the same shall then happen to be for the Use of Us our heirs and Successors. Given at Ann Arrundell Town in Ann Arrundell County under the Lesser Seale of our said Province of Maryland the twenty fifth day of May—in the Seaventh yeare of our Reigne Anno Dom. 1695. Witness our Trusty and well beloved Francis Nicholson Esq<sup>r</sup> Cap<sup>t</sup> Gen<sup>l</sup> and Governo<sup>r</sup> in Chief in and over our said Province and Territory of Maryland

ffr: Nicholson