

to any other person or persons, so as the whole Mannor exceed not six thousand acres and to be erected by the said Grant altogether into a Mannor with Court Baron and Court Leet belonging to it and such like other priviledges as are belonging to any Mannor in England and to be granted to the said Charles Calvert and his heirs in the same manner and to the same uses as is mentioned in the next precedent article for the Mannor of West St. Maries, Provided always that a thousand acres of the said Mannor be sett out all together in the most convenient place of the said Mannor with certain bounds to be expressed in the said Grant for the demesnes of the said Mannor which shall ever after be reputed the demesnes of the same to be set out according to the best discretion of the said Charles Calvert, and that it shall and may be lawfull for his said Lordship during his life, and after his decease for the said Charles Calvert during his life, from time to time to grant any lease or leases of all or any part of the said Mannor excepting the said demesnes or any part thereof for any terme of years not exceeding one and twenty, or for one two or three lives or for any number of years determinable upon one two or three lives so as there be reserved upon every such Grant the yearly rent of one penny sterling for every acre contained in any such lease soe to be made, to be paid to the Lord of the said Mannor for the same.

“ That when the said Grant of the Mannor of West St. Maries is passed as aforesaid his Lordship doth hereby further authorize will and require his said Lieutenant to cause a lease in his name to be passed under the great seal of the said Province of the said Mannor of West St. Maries with all the appurtenances thereunto belonging to the said Charles Calvert his executors and administrators for the terme of one and thirty years if his Lordship so long live and be absent out of the said Province under the yearly rent of two shillings for every hundred acres thereof to be paid to his Lordship for the same, Provided always that if his Lordship shall happen at any time during his life to come in person into the said Province of Maryland that then during such time as his Lordship shall be in the said Province it shall and may be lawfull for his said Lordship during his life and residence in the said Province to possess and enjoy the said Mannor of West St. Maries with all the appurtenances thereunto belonging as if noe such lease had been made from his said Lordship to the said Charles Calvert as aforesaid.

“ That Whereas his Lordship hath appointed two Mannors at the least in every County of the said Province to be sett out for his Lordship's private use containing six thou-