

JOS. KENT, ESQ. GOVERNOR.

Dec 6es 1825.

and premises in fee simple, upon payment at any time during the continuance of such lease or leases, to the said Clarissa or her heirs, of the sum of fifteen hundred dollars for each one of the said lots, over and above all rent accrued by virtue of such lease or leases.

Authority granted to Edward.

2. *And be it enacted*, That Edward P. Philpot, represented to this general assembly to be of the age of sixteen years or therea out, be and he is hereby authorised and empowered with the consent of his mother and guardian the aforesaid Elizabeth Philpot, to make and execute a lease for ninety nine years, renewable forever, for the lot of ground, situate in the city of Baltimore, and distinguished on the plan of Philpots' addition by the number of two hundred and sixty five, being a part of the property allotted to the said Edward P. Philpot in the division of the real estate of his father Bryan Philpot deceased:

Proviso.

*Provided*, That in and by such lease there be reserved payable for and during the continuance of the same, a yearly rent equal at least to the interest of six per cent per annum on the sum at which the said lot was valued by the commissioners aforesaid.

Further authority.

And moreover the said Edward P. Philpot may in and by such lease hereby authorised to be made and executed by him, covenant with the lessee or lessees of said premises for the conveyance to him, her, or them, of said lot numbered two hundred and sixty five, upon the payment at any time during the continuance of such lease to the said Edward P. Philpot, his heirs or assigns of the sum of fifteen hundred dollars, over and above all rent accrued by virtue of such lease.

Deeds confirmed.

3. *And be it enacted*, That any lease or deed of conveyance made pursuant to the provisions of this act, shall be as good and available in law to pass to the lessee or lessees, bargainee or bargainees, their heirs, executors, administrators and assigns, a title to the property so leased or conveyed as if the said Clarissa and Edward P. were respectively of the age of twenty one years, at the time of making such lease or conveyance, and that any covenant for the conveyance of the fee in said premises shall be binding upon the party making the same and her or his heirs.

Payments ratified.

4. *And be it enacted*, That payment made to the said Elizabeth Philpot during the minority of either of her aforesaid children, for extinguishing the rents to be reserved as aforesaid, shall be good and available; and that it shall be the duty of the said Elizabeth Philpot to invest the same under the direction of the Orphans' court of Baltimore county for the use of her said daughter or son, as the case may be.

Bonds—right of dower.

5. *And be it enacted*, That before the said Elizabeth Philpot assents or becomes a party to any such lease as aforesaid, she shall enter into, and lodge with the register of wills for Baltimore county, a bond to the state of Maryland, to be approved by the Orphans' court of said county, for the faithful performance of the trust reposed in her by this act, *Provided, however*,

Proviso.