Administrators or Assigns that they the said T. B. Hodgkin & Francis Cracroft shall well and Truly Pay or Cause to be Paid unto him the said Charles Carroll of Carrollton his Heirs executors Administrators or Assigns the Rent aforesaid that is to say Six pounds five shillings thereof on the First day of July and the like Sum on the first day of January Yearly and every Year during the demise aforesaid, and the said T. B. Hodgkin and Francis Cracroft Doth hereby further Covenant promise Contract and agree for themselves their Heirs Executors Administrators and Assigns to and with the said Charles Carroll of Carrollton his Heirs Executors administrators and Assigns at the End of every Ninety nine years to Pay or Cause to be Paid to the said Charles Carroll of Carrollton his Heirs Executors Administrators or Assigns the full and Just Sum of Thirty Seven Pounds Ten Shillings Sterling over and above the usual and Customary Rent, in Consideration of the Renewal of this Lease for the further Term of Ninety nine years and the like sum of thirty seven Pounds ten shillings Sterling at the end of the next Term or Period of Ninety nine years and so on the Like sum of thirty seven Pounds ten shillings Sterling at the Completion or end of every Period of Ninety nine years tile time shall be no more And whereas to Render the said Lott more advantageous and Profitable to himself as well as Convenient to those who may take Lots adjoining to the said Lot Number four it will be Necessary to Construct a Wharf into Deep Water in order to Open and keep up an Intercourse and Communication along the water fronts of the Sundry Lotts aforesaid the said ——— for themselves their Heirs Executors Administrators and Assigns doth hereby further Covenant promise Contract and agree to and with the said Charles Carroll of Carrollton his Heirs Executors Adm.rs and Assigns to Construct a Wharf into Deep water along the whole water front of the said Lot Number Four, and if the said Wharf be not Compleated within the Space of years to be Compleated from the Date of this Lease that they the said shall and will then pay or Cause to be Paid unto the said Charles Carrol of Carrollton his Heirs Executors Adm.rs or Assigns the full and just Sum of Pounds Sterling in Spanish Milled Dollars at the Rate as aforesaid, and the said T. B. Hodgkin & Francis Cracroft doth further Covenant for themselves their Heirs Executors administrators and Assigns that if the said yearly Rent of Twelve Pounds ten