

Proprietors of the said Province of Maryland are seized of or otherwise entitled to divers large and valuable Tracts of Reserved Land and Manors situate and being within the said Province which are capable of great Improvements by proper Encouragement to Purchasers and we being desirous to promote the Settlement and Cultivation of our said Province and the Prosperity ^{and well being} of our good People and Tenants therein by granting them such Permanent Interests in our said Lands and upon such beneficial Terms as may invite them to take up and prosecute the Improvement thereof. Have by our Commission or Instrument in Writing under our Hand and lesser Seal of Arms bearing even date with these presents authorized and Impowered you or any two of you or the Survivors or Survivor of you to Sell and dispose of or to contract and Agree for the Sale and Disposal of our said Reserved Lands and Manors as well such of them as are already under Cultivation as such of them as still remain uncultivated upon such Terms nevertheless and under such Restrictions as we should by our Instructions thereby referred to direct and appoint for that purpose. Now our Instructions are and It is our Will & Intention -

1st That you do cause our said Commission of even date together with these Instructions to be Entered in the Council Books of our said Province -

2^d That you do forthwith if necessary / cause an exact Survey and return to be made of our said Reserved Lands and Manors distinguishing what are cultivated and Tenanted and what are not so with the Counties and Parishes where they respectively lye and the Numbers of Acres Situation Soil Circumstances and Conditions thereof respectively, and as to Lands already cultivated and Tenanted further distinguishing the respective Lands or Holdings to what Persons and in what Quantities and for what Number of Years or other Terms and at what Rents and upon what Terms respectively let holden or enjoyed. Making which Returns and in accomplishing every part of the Business of this our Commission all the Officers of our said Province are to contribute their utmost Assistance when called upon by you for that purpose as they will Answer the contrary at their Perils -

3^d That all and every such Sales Dispositions or Contracts which shall be so made by Virtue of and under the Authority of our said Commission shall become Valid and Effectual by the Observance and Performance of and under the following Terms Conditions and Restrictions that is to say -

4th That proper and exact Maps or Plans if necessary / be faithfully delineated and made of the said Lands to be publicly Exhibited to and inspected by every Person requiring the same without Fee or Reward -

5th That you receive from every Purchaser of any of the Lands Sixpence Sterling per Acre over and above the Purchase Money for every Acre so purchased towards defraying the Expence of Surveying and ^{other} incidents and that there be reserved a Quit Rent of four Shillings Sterling Money aforesaid payable half Yearly upon every one hundred Acres and so in proportion for a greater or lesser Number of Acres and also a fine upon every Death or Alienation being not less than one Years Improved Rent -

6th That Twenty five Pounds per Cent or one fourth part of the Purchase Money be immediately paid to you either in Money or good Bills of Exchange at the Rate of Sixty Pence and two thirds per Cent by every Person who shall become a Purchaser of any of the Lands