

DETAILS ON “STEVENS HARDWARE” LEASE

(Prepared by A.E. Leonard, Assistant City Attorney, October 8, 2015)

Original Lease with the City

- Anne Arundel County Land Records W.S.G. 8, folio 254-256.
- Dated November 1, 1821.
- Recorded November 15, 1821.
- Annual rent of \$10.00 to be paid on November 1st of each year.
- Initial term of 99 years.
- Ability to renew forever in 99-year terms on same terms and conditions.

Renewal Lease with the City

- Anne Arundel County Land Records W.N.W. 33, folio 276-281.
- Dated November 20, 1920.
- Contained an error in the property description.
- Annual rent of \$10.00 to be paid on November 1st of each year.
- Initial term of 99 years.
- Ability to renew forever in 99-year terms on same terms and conditions.

Confirmatory (Renewal) Lease with the City

- Anne Arundel County Land Records W.N.W. 104, folio 248-252.
- Dated February 25, 1925.
- Recorded March 24, 1925.
- Corrected error in the property description in the renewal lease dated November 20, 1920.
- Between City of Annapolis and Minnie K. Appler & Marion L. Appler, successors, assigns.
- Authorized by City resolution dated February 24, 2015 (W.N.W. 104, folio 252).
- Initial term of 99 years starting on November 1, 1920.
- Annual rent of \$10.00 to be paid on November 1st of each year.
- Ability to renew forever in 99-year terms on same terms and conditions.

Change in Ownership/Party to Lease with the City

- Deed of assignment dated March 21, 1925 (W.N.W. 104, folio 253):
Minnie K. Appler and Marion L. Appler → John M. Dawes, Sr., John M. Dawes, Jr., Oscar V. Dawes and Isabel Dawes.
- Deed and Assignment dated January 27, 1960 (book 1366, page 537):
Isabel Dawes → John Dawes, Jr.
- Deed dated January 2, 1968 (book 2167, page 375):
John M. Dawes, Jr. → Edward J. Stevens, Lillias K. Stevens, George F. Stevens and Marjorie K. Stevens.
- Deed dated March 31, 1978 (book 3070, page 279):
Edward J. Stevens, Lillias K. Stevens, George F. Stevens and Marjorie K. Stevens → Stevens Incorporated.