

## "EXHIBIT "A"

THIS CONTRACT OF SALE, made this 3rd day of May, 1954, by and between Guy C. Kline and Nellie G. Kline, his wife, hereinafter called the "Vendors", and Doris E. Bennett, hereinafter called "Vendee", all of Frederick County, State of Maryland.

W I T N E S S E T H: That for and in consideration of the mutual premises and agreements hereinafter set forth by and between the parties hereto, the said Vendors do hereby agree to sell unto the said Vendee, and the said Vendee does hereby agree to purchase from the said Vendors,

All those pieces or parcels of land situate, lying and being in the Village of Myersville, Jackson Election District, Frederick County, Maryland, and more particularly described as follows:

Parcel First: All that lot or parcel of land containing 95 square perches of land, more or less, which was conveyed to the said Guy C. Kline and Nellie G. Kline, his wife, as tenants by the entirety, by deed from Albert A. Schmidt and Margaret B. Schmidt, his wife, dated August 4, 1947, and recorded in Liber No. 464, Folio 258, one of the Land Records of Frederick County, Maryland.

PARCEL SECOND: All that lot or parcel of land containing 84 square perches of land, more or less, which was conveyed to the said Guy C. Kline and Nellie G. Kline, his wife, by deed from D. Edgar Bittle and Floy M. Bittle, his wife, dated September 18, 1947, and recorded in Liber No. 464, Folio 515, one of the Land Records of Frederick County, Maryland.

TOGETHER WITH ALL AND SINGULAR the buildings, improvements, rights, ways, waters, easements, privileges and appurtenances thereunto belonging or in anywise appertaining.

AND, for the consideration hereinafter set out, the Vendors do hereby bargain and sell unto the Vendee, and the said Vendee does hereby purchase of and from the said Vendors, all the equipment, personal property, fixtures in the shop and office of the Vendors, all merchandise consisting of new and used replacement parts and accessories, and all other merchandise now on hand.

It is expressly understood and agreed that any new or used farm machinery is excluded from the sale herein.

And, for the consideration hereinafter set out, the Vendors do hereby bargain and sell unto the Vendee, and the Vendee does hereby purchase of and from the Vendors all the right to the use of the firm name under which said business is conducted, and any good will of said business.

The purchase price for the items sold herein (real estate, equipment, personal property, fixtures, etc.), shall be the sum of Twenty-five Thousand Dollars (\$25,000.00), the receipt of One Thousand Dollars (\$1,000.00) of which