

Exhibit B

THIS CONTRACT AND AGREEMENT, Made this 19<sup>th</sup> day of June, 1962, by and between Agnes F. Svejda, widow, 3912 Loch Raven Blvd., adult, and for herself and as grand- Baltimore, 18, Maryland, /natural guardian for her/sons, /Frank S. Retz and Ralph Retz, of the same address, parties of the first part, and Charles S. Mentzer and Alice T. Mentzer, his wife, of Baltimore County, in the State of Maryland, parties of the second part,

WITNESSETH that the parties of the first part do hereby sell unto the parties of the second part, and the parties of the second part do hereby purchase from the parties of the first part, all that mountain land, tracts or parcels of land, situate, lying and being in Jackson Election District, Frederick County, Maryland, being contiguous and containing in the aggregate 11 acres, more or less, and being the same land referred to and described in the deed from Ada C. Baker, widow, et al., to the said Agnes F. Svejda, and her grandsons, Frank S. Retz and Ralph Retz, as joint tenants and not as tenants in common, dated August 30, 1958, and recorded in Liber 607, at folio 374, one of the Land Records of Frederick County aforesaid, the two said grandsons being then and now minor children under the age of 21 years, at and for the sum of \$1,700.00, of which there has been paid as a deposit and part payment the sum of \$150.00, and the remainder of \$1,550.00 is to be paid upon the final ratification of the sale, by the Circuit Court for Frederick County, Maryland, in Equity, and upon the payment of the unpaid purchase price a deed for the property shall be executed by the Parties of the first part to the parties of the second part, Charles S. Mentzer and Alice T. Mentzer, his wife, at the expense of the parties of the second part, which shall convey the property by a good merchantable title, free and clear of all liens and encumbrances; taxes to be adjusted as of the day of delivery of deed; costs of Revenue stamps, Federal to be paid by parties of the first part and State to be paid by parties of the second part; \$175.00 Real Estate Broker's Commission to be paid from the selling price of \$1,700.00.

SHERMAN P. BOWERS  
ATTORNEY AT LAW  
FREDERICK, MARYLAND