

OPTION

I, Katherine L. Cramer (hereinafter called Seller) individually and as Trustee under the Will of James H. Cramer, deceased, for and in consideration of the sum of five dollars and other good and valuable considerations, the receipt whereof is hereby acknowledged, do hereby give and grant to the Board of Education of Frederick County (hereinafter called the Option Purchaser) the exclusive right of purchasing the following described property:

That part of "Rose Hill Manor Farm", containing 36.79 acres more or less and so designated on a "Preliminary Plat, James H. Cramer Property" prepared by W. C. and R. P. Humm; a copy of said plat, showing the boundaries of the said 36.79 acre portion, being attached hereto.

Being part of that real estate which was conveyed by Noah E. Cramer and wife to James H. Cramer, Katherine R. Winebrener and Ella K. Cramer by deed dated October 5, 1927, and recorded in Liber No. 374, folio 146, one of the Land Records of Frederick County; the said Ella K. Cramer having conveyed her interest therein to James H. Cramer and Katherine R. Winebrener by deed dated December 27, 1941, and recorded in Liber No. 433, folio 145, one of the Land Records of Frederick County; the said Katherine R. Winebrener and husband having conveyed her interest therein to James H. Cramer by deed dated January 3, 1945, and recorded in Liber No. 449, folio 420, one of the Land Records of Frederick County; and the said James H. Cramer by his Last Will and Testament recorded in Liber H. D. R. No. 3, folio 194, one of the Will Records of Frederick County, Maryland, having devised an undivided one-half interest in the said real estate to the Seller individually and the other undivided one-half interest to the Seller as Trustee for the benefit of Alice K. Cramer (now Alice Cramer Bohman).

The price to be paid by the Option Purchaser to the Seller for the above mentioned real estate is one hundred twenty-eight thousand seven hundred and sixty-five dollars (\$128,765.00).

The Option Purchaser may exercise this option on or before December _____, 1969, by delivering to the Seller notice in writing of its