CONTRACT OF SALE

For use only by Members of the Anne Arundel County Real Estate Board, Inc.

Pet. Ex. I

THIS AGREEMENT, made this 1st day of April ~~March~~ 19 68 by and between George G. Wright and Mary G. Wright, his wife, and Mary G. Wright, prospective committee for Florence K. West,

of the first part, hereinafter called SELLER, and

Carbil Inc., and Mar-B-Mar Inc., Michigan Corporations,

of the second part, hereinafter called BUYER

Witnesseth: that the said Seller hereby bargains and sells unto the said Buyer and the Buyer do hereby purchase from the Seller subject to any covenants and restrictions of record, easements and public utilities agreements of record (if any) and to possessory rights of tenant thereof (if any), the following described property situate and lying in Anne Arundel ~~County~~ Howard County, State of Maryland

Parcel 1. 4 acres, more or less, located at the intersection of Dorsey Run Road and Annapolis Junction Road, more particularly described in the Land Records of Howard County in Liber 712, folio 55, being parcel 63 as shown on Map 48.

Parcel 2. 1.39 acres, more or less, adjoining Parcel 1, and fronting on Annapolis Junction Road, more particularly described in the Land Records of Howard County, Maryland, in Liber 376, folio 150, and shown as parcel No. 64 on Tax Map 48.

At and for the price of ----------Forty-Eight Thousand ($48,000.00) --------- Dollars, of which ------ Two Thousand ($2,000.00) ---------- Dollars ---------- and the balance of said purchase money is to be paid as follows:

Cash within thirty (30) days from date of ratification of this sale by the Circuit Court of Frederick County, Maryland.
THIS CONTRACT IS CONTINGENT UPON APPOINTMENT OF COMMITTEE FOR FLORENCE K. WEST (APPLICATION HAVING BEEN MADE ON MARCH 5, 1968), AND APPROVAL OF SALE BY CIRCUIT COURT OF FREDERICK COUNTY, MARYLAND.

AND upon payment as above of the unpaid purchase money, a deed for the property shall be executed by the Seller at the Buyer's expense which shall convey the property by a good and sufficient marketable title to the Buyer, free of all encumbrances except as provided herein, otherwise the aforesaid deposit money shall be refunded and this contract shall become null and void.

Ground rent, insurance, taxes, water rent and all other public fees and charges shall be adjusted as of date of settlement. Cost of Federal and State Revenue Stamps to be equally divided between the Buyer and Seller.

Time is of the essence of this Agreement, and if the terms hereof are not complied with by the Buyer, the above deposit shall be forfeited. If forfeited, deposit shall be divided equally between sellers and Broker.

The Seller agrees to pay the Broker's commission amounting to Thomas J. Worthington and Theodore Osius, said commission being due and payable upon the settlement hereunder and amounting to Eight Hundred Dollars ($800.00) of the deposit above referred to shall be held by the Broker until settlement is made.

This contract contains the final and entire agreement between the parties hereto, and neither they nor their agents shall be bound by any terms, conditions or representations not herein written.

Buyer agrees not to terminate tenancy of Nathan J. Hamerick, except for default of tenant, until at least three months after conveyance to buyer.

WITNESS the hands and seals of the parties hereto.

George G. Wright (SEAL)
George G. Wright

Mary G. Wright (SEAL)
Mary G. Wright

Mary G. Wright, as prospective (SEAL)

Exhibit A Filed May 17, 1968