or issued by any county or local authority, or actions in any court on account thereof, against or affecting the property at the date of settlement of this contract, shall be complied with by the Seller, and the property conveyed free thereof.

12. SETTLEMENT The Parties shall make settlement on or before July 1, 1972 at the office of Betts, Clogg, and Murdock at 22 W. Jefferson St. Rockville, Maryland.

13. BUYER'S DEFAULT The Parties agree that if the Buyer shall fail to make full settlement as herein provided, or within a reasonable time thereafter, the deposit may be forfeited at the option of the Seller and the Buyer shall be relieved of further liability hereunder, or, without forfeiting the deposit, the Seller may avail himself of any legal or equitable remedies which he may have under this contract.

14. SELLER'S DEFAULT The Parties agree that if the Seller shall fail to deliver possession and title as aforesaid at settlement, or within a reasonable time thereafter, this contract may be declared null and void at the option of the Buyer and his deposit shall be refunded to him, or, without claiming the refund of the deposit, the Buyer may avail himself of any legal or equitable remedies which he may have under this contract.

15. DEPOSIT The Parties agree that the entire deposit shall be held by Seller until settlement or the deposit is declared forfeited by the Seller or refunded to the purchaser. If the Seller declares the deposit forfeited, the Broker shall be paid one-half thereof as compensation for his services, provided it shall not exceed the maximum commission as set forth in paragraph numbered 10 herein, and the balance shall be paid to Seller.

16. BINDING AND HEIRS AND SUCCESSORS The Parties agree that this contract shall be binding upon them, their heirs, personal representatives, successors and assigns, and that they shall not be bound by any terms, conditions or representations not herein contained. This contract may not be assigned by the Buyer without the written consent of the Seller.

17. SPECIAL PROVISIONS AND WARRANTIES The Parties agree to the following special provisions and warranties.

WITNESS our hands and seals:

Date June 2, 1972	M. K. B. Corp. of Rockville Buyer By: President (SEAL)
Date	Buyer (SEAL)
Date	Buyer (SEAL)
Date	Buyer (SEAL)
Date June 2, 1972	Seller George W. Cooley (SEAL)
Date	Seller (SEAL)
Date	Seller (SEAL)
Date	Seller (SEAL)
n/a Salesman	n/a Broker