

CONTRACT OF SALE

APPROVED BY THE FREDERICK COUNTY MULTIPLE LISTING SERVICE

April 8, 1980

Received From James V. Carone

whose address is 430 West Patrick Street, Frederick, Maryland
 a deposit of One hundred Dollars (\$ 100.00)
 in the form of check to be placed in escrow with
Calvin S. Lohr, REALTOR, and to be applied as part payment of purchase of
 the following described property, situated in Buckeystown District
Parcel 95 on west side of Pleasant Valley Road, Frederick Co. Md.
 with improvements thereon known as Arthur R. Ambush property
 including heating, plumbing and lighting fixtures, stove and refrigerator, awnings,
 screens, storm doors and windows, shades, drapes, rods,
 and all trees, shrubs, and plants as now installed
 on the premises, except as follows:
 at and for the price of TWO THOUSAND Dollars (\$ 2,000.00).

The Purchaser agrees to pay TWO THOUSAND Dollars (\$ 2,000.00)
 cash on the date of settlement of which sum the deposit shall be a part and the bal-
 ance to be paid as follows: on or before June 8, 1980

~~This contract is contingent upon the Purchasers ability to obtain a first mortgage
 loan in the amount of at least \$ N/A with interest at not more than
% per annum for a period of at least years; provided,
 however, that unless Purchaser shall apply to a lending institution (which makes loans
 in Frederick County) of his choice, within 6 days from the date of acceptance of this
 contract, for approval of such loan and shall pursue such application diligently, this
 contingency shall be deemed waived by Purchaser; and provided further that unless
 Purchaser notifies Sellers agent in writing within weeks from the date of
 acceptance of this contract that Purchaser has been successful in obtaining such
 approval (which notice shall constitute a waiver of the contingency by Purchaser),
 Seller shall have the option at any time thereafter to declare this contract null and
 void, in which case the deposit will be refunded to the Purchaser without costs.~~

Settlement to be on or before June 8, 1980

And upon payment as above provided of the unpaid purchase money, a deed for the
 property ~~containing covenants of special warranty and further assurance~~ shall be
 executed at the expense of the Seller, which shall convey the property to the Pur-
 chaser. Title to be good and merchantable, free of liens and encumbrances except as
 specified herein and except: Use and occupancy restrictions of public record which are
 generally applicable to properties in the immediate neighborhood or the subdivision in
 which the property is located, and publicly recorded easements for public utilities
 and any other easements which may be observed by an inspection of the property.

Purchasers warrant they have inspected the above described property and are
 purchasing as a result of such inspection. AND PROPERTY IS BEING SOLD IN
 AS IN CONDITION.

If Seller shall be unable to convey title in accordance with the provisions of
 this contract, Seller shall be entitled to an adjournment of the closing of title here-
 under for a period of not more than thirty(30) days for the purpose of removing the
 defect or defects in title. If the defect or defects are not removed within such
 period, Purchaser shall have the right to rescind this contract, in which case all
 payments made on account of the purchase price shall be refunded to Purchaser, together
 with the reasonable expenses incurred by Purchaser for title examination and/or survey.
 Seller, however, shall not be liable for damages by reason of any defect in the title.

If the Purchaser shall fail to make settlement as herein agreed, the deposit
 herein provided for may be forfeited at the option of the Seller; in the event of any
 such forfeiture of the deposit, the REALTOR shall be entitled to one-half, said amount
 not to exceed the full commission as hereafter specified.

Rent, water rent, taxes and all other public charges against the premises shall
 be pro rated to the date of settlement, at which time possession shall be given, unless
 otherwise agreed upon herein. Seller shall provide a deed and pay half of the required
 tax stamps and half of the transfer taxes if any. Purchaser shall pay all other costs;
 such as financing, mortgage, recording costs, survey if required, attorney settlement
 fee, half of the required tax stamps and half of the transfer taxes if any.

THE PURCHASERS MAY SELECT THEIR OWN TITLE INSURANCE, SETTLEMENT OR ESCROW OR
 TITLE ATTORNEY.

Exhibit 2

Filed April 22, 1980