

"Exhibit C", and "Exhibit D" are occupied by tenants, namely, P. L. Hargett and Company, a Corporation, which pays the sum of \$100.00 annually for rental of a wareroom, -William Stephens and Son, who pay \$12.00 per month for rental of dwelling and workrooms, ; Frank H. Despeaux, who pays \$15.00 per month for rental of a storeroom, -Charles Henry Miller, who pays \$13.00 per month for rental of dwelling property fronting on East All Saints Street, -and Harry R. Krebs, who pays \$400.00 annually, in equally quarterly installments, for rental of coach and auto trimming or repair shops; -your Petitioners, Abram Kemp Keefer and Jacob Pohrback, Trustees as aforesaid, receiving in all at this time the sum of \$986.00 gross as annual money rental for all of said trust property in their charge and care.

13. That, all of said trust real estate and property is now assessed for State and County taxation purposes at the sum of \$10,315.00, as will appear by reference to the notice of the property taxing authorities of Frederick County, dated January 15th and 16th, in the year 1922, filed herewith as a part hereof, and marked "Exhibit Assessment."

14th. That, all of the buildings on the real estate in the hands of your Petitioners, Abram Kemp Keefer and Jacob Pohrback, Trustees as aforesaid, are old and much worn and to some extent in great need of repair and the expenditure of money thereon, but the expenditure of which from the amount of money accumulated as net rentals or income in their hands, your Petitioners, Abram Kemp Keefer and Jacob Pohrback, Trustees as aforesaid your Petitioners do not believe to be desirable or justifiable at this time, as the said repairs might involve the expenditure of a large sum of money.

15th. That, by reason of the amount of State and County, and Frederick City Municipal taxes, and the payment of premiums of fire insurance policies, and the amount of necessary repairs annually paid by your Petitioners, out of the gross sum of \$986.00 rentals received from said real estate, your Petitioners as said Trustees realize but a relative small net income, or residuum, out of all monies annually received by them as the rentals above enumerated.

16th. That your Petitioners, Abram Kemp Keefer and Jacob Pohrback, Trustees as aforesaid, have from time to time received from various persons offers for the purchase of said real estate in their hands as Trustees as aforesaid, but at a figure heretofore considered by them to be much inadequate as a fair market value of said real estate, but your Petitioners, Abram Kemp Keefer and Jacob Pohrback, Trustees as aforesaid, have recently had three bidders for all of said real estate, who have after long and protracted offers and counter offers by way of private bidding reached a figure represented by the highest and best bidders therefor to be the sum of money which your Petitioners, Abram Kemp Keefer and Jacob Pohrback, Trustees as aforesaid, believe to be the sum of money which it is highly advantageous to the trust estate and to all the parties interested therein in present and in remainder, contingent or otherwise, and also to the ultimate purposes the trust estate in the hands of said Trustees is intended to subservem should be accepted; - and which highest and best offer in the sum of \$21,000.00, plus the payment of all conveyancing costs, United States Revenue Stamps and Notary's fees, has been jointly made in writing by Frank H. Despeaux and David F. Davis, both residents of Frederick City, in Frederick County, State of Maryland, as will appear by reference to said paper writing filed herewith as a part hereof and marked "Exhibit Despeaux and Davis."

17th. That, said Frank H. Despeaux and David F. Davis have as evidence of their good faith in making of said written offer, and subject to the terms contained therein, deposited with your Petitioners, Abram Kemp Keefer and Jacob Pohrback, as said Trustees, the sum of \$1000.00, in current money, and which said sum your said Petitioners now hold subject to the written agreement and subject to the Opinion and Orders of your Honors in the premises.