A. D. 1918, and recorded among the Real Estate records of Frederick County, in Liber 326, folio 277, etc.; said parcels containing in the aggregate 96 acres and 1 rood of land more or less.

And whereas, we, the said Edgar G. Guyton, George W. Hull, John H. Ensor and Charles Graybill, are also seized and possessed of all those two (2) pieces or parcels of land, situate, lying and being in Frederick County, in the State of Maryland, and which was conveyed by John J. John, widower, to Edgar G. Guyton, George W. Hull, John H. Ensor and N. Charles Graybill, by his deed bearing date on the 16th day of May, A. D. 1919, and recorded, or to be recorded among the land records of Frederick County, Maryland, and which said two pieces or parcels of land contain 53 acres and 20 square perches of land more or less.

And whereas the said parties heretofore being seized and possessed as aforesaid, how declare that the same is held by them as tenants in common and not as Joint Tenants.

And whereas it is now the desire and purpose of these presents, that the said Edgar G. Guyton and Cora B. Guyton, his wife, George W. Hull and Martha R. Hull, his wife, John H. Enson and Lottie E. Ensor, his wife, and N. Charles Graybill and Mary C. Graybill, his wife, shall for the future whether the same be held by us as tenants in common, or should our and each of our interests, be incorporated, that in the event any one of the parties in interest should desire to sell his interest in said property, that he shall first offer the same unto the other partners in said property. And in the event that said party selling and the parties purchasing should be unable to agree upon a price for said interest so offered to be sold, then and in that event, the said party selling, and the remaining parties purchasing, each party shall elect one person, as his and their representative, and said two persons so selected shall choose a third (3) person; which said three persons chosen as aforesaid, shall appraise and put a fair value on said interest, offered to be sold, which saidprice or sum of money, the party offering to sell, shall accept as his full interest in said property, held as aforesaid, and which sum the remaining partners in interest, shall pay for said interest, or either of them, subject however if the said parties believe that said interest has been appraised at a too large a value, they may decline to accept said interest in said property, and said party offering to sell after such notice in writing, offer his said interest to any other person or persons, other than his co-partners, at said time.

THESE presents further witnesseth, that neither of the parties in interest, in the aforesaid property, or any number of them, shall sell his or their interest in said property, without first offering the same unto the other remaining partners, and after their refusal to purchase in the aforesaid manner, he or they may there after offer the same to some other person, than one of the partners interested in said property.

These presents further witnesseth, that each of the parties hereto, do hereby covenant and agree, that each will in every way use his full efforts to promote the welfare of all of them, in the management, and working the said property, in order to have as large a yield therefrom as possible, and will at all reasonable times pay towards all expenses in working said property, his 1/4 or full share or proportion of them, also all taxes, and insurance, and whatsoever expenses may be insured in management and working of the said land. And upon the full payment of the one-fourth part due by each of said parties in interest, he shall receive and have the full one-fourth part of all net proceeds received from said property.

These presents further witnesseth, that in the event all of the aforesaid parties or the parties in interest in the aforesaid property; should desire to do so, and have their mutual interests incorporated, then and in that event all of the agreements and covenants herein before set forth, shall govern all rights and interests of all parties interested