

Company or other lending institutions, for financing, and that in the event suitable financing can not be procured or arranged then this contract shall be null and void, and of no effect whatsoever, and the Vendors agree to refund to the Vendees the down payment acknowledged herein:

It is further understood and agreed by and between the parties hereto, that the Vendors shall furnish to the said Vendees, a deed conveying a good and merchantable fee simple title to the premises herein sold, upon the payment of the balance of the purchase price as hereinabove provided, which payment the said Vendees agree to make, unless this contract is declared null and void as herein provided.

It is further understood and agreed by and between the parties hereto, that in the event the premises herein sold are destroyed or damaged by fire or other casualty prior to final settlement date, that this contract shall be null and void, and the down payment herein acknowledged returned to the Vendees by the Vendors.

It is further understood and agreed by and between the parties hereto, that this sale includes in addition to the above real estate herein described, the venetian blinds, lineoleum, light fixtures and shrubbery.

It is understood and agreed by and between the parties that State, County and City taxes, and water rent charges due the City of Frederick shall be adjusted to the date of final settlement.

It is understood and agreed by and between the parties that deed and federal revenue stamps shall be furnished by the Vendors, all other costs of conveyancing shall be paid by the Vendees..

The Vendors hereby agree to pay to Howard S. Fink, broker, the sum of \$200.00 commission on the final date of settlement as hereinabove provided.

COPY

MCSHERRY & MCSHERRY
ATTORNEYS AT LAW
FREDERICK, MARYLAND