

"EXHIBIT AGREEMENT"

THIS AGREEMENT OF SALE, made this 31st day of May, A. D. 1949, by and between Edward J. Smith, surviving trustee in No. 12,392 Equity, in the Circuit Court for Frederick County, in Equity, hereinafter called Vendor and Johannes Henrik Bauer and Maria Luisa Bauer, his wife, called Vendees.

Witnesseth: That Vendor does hereby agree to sell to Vendees and said Vendees do hereby agree to purchase from Vendor two parcels of unimproved real estate, situated in Linganore District, in Frederick County, Maryland, one of said parcels containing 3.14 acres and the other containing 1.13 acres of land, both of which parcels are described by courses and distances, metes and bounds, on a plat prepared by C. Edward Smith, Jr., Civil Engineer, dated April 1949, which said plat is made a part of this agreement as fully as if it were attached hereto.

In consideration for the conveyance of said two parcels of land said Vendees do hereby agree to pay to Vendor the sum of One Hundred Dollars per acre or a ratable sum for a fraction thereof, for each parcel of land, and in addition thereto said Vendees do hereby agree for themselves and their successors in title, to erect, keep in proper repair and maintain, at their own expense substantial wooden or wire fences, suitable for turning live stock, along three sides of that parcel of land containing 3.14 acres, as shown on said plat, and two substantial flood-gates, one at each end of Talbot Creek where it flows through said parcel of land, as shown on said plat, so that the land hereby agreed to be conveyed will be separated by fences and two flood-gates from the adjoining land owned by Vendor, before Vendees shall pasture any live stock thereon.

Vendees further agree to pay whatever costs may be necessary to complete said sale, including the Clerk's costs for filing papers in No. 12,392 Equity, and a reasonable solicitor's fee to the solicitor for Vendor, for his services in preparing and filing the necessary petition, appraisement, contract, deed and such other papers as may be necessary to consummate said sale, in such sum as the Circuit Court for Frederick County, in Equity, may deem proper to allow.