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(\$500.00) Dollars have been paid prior to the signing hereof, receipt of which is acknowledged, and the balance thereof to be paid in cash at the time of settlement, which shall be within ninety (90) days from the date hereof, provided a good and marketable title can be conveyed to the Vendee. This contract is made subject to the following conditions:

1. The title to said property is now subject to various life estates and remainders so that it may be necessary to file a bill for the construction of the Wills of Joseph S. Grinder and Regina C. Grinder, and also for the purpose of securing authority to make said sale in accordance with the terms hereof; that this contract is made subject to the approval of either the Circuit Court of Frederick County or the Circuit Court of Baltimore City, with the understanding that if good and marketable title can not be conveyed to the Vendee within a reasonable time that the contract shall be terminated and the deposit paid hereunder shall be returned to the Vendee without any obligation of any kind on the part of the Vendors.

In the event the Vendors are able within a reasonable time to have good and marketable title conveyed to the Vendee, then and in that event they agree to have executed to the Vendee a deed, at the Vendee's expense, which will convey good and marketable title to the aforesaid fee simple property. Taxes and all other assessments to be adjusted or allowed for as of the date of transfer. United States Revenue Stamps to be equally divided between the parties.

Pending the consummation of this Agreement, the Vendors agree to rent the aforesaid property to the Vendee and the latter agrees to become a monthly tenant beginning April 1, 1937 at and for the sum of Thirty (\$30.00) Dollars each and every month during the continuance of such monthly tenancy.

WITNESS THE HANDS AND SEALS of the parties hereto the