

as liquidated damages for the breach of this agreement, in the event that the Purchaser fails or refuses to perform in accordance with the terms hereof for any reason other than the failure of the Circuit Court for Frederick County, Maryland to approve the sale, or the inability of the Sellers to deliver a good and merchantable title to the real estate described herein.

IN WITNESS WHEREOF, Margaret A. Young (also known as Margaret M. Young), has hereunto affixed her seal, individually and as Committee for S. Price Young, and also attest the signature of Donald W. Bowser, President of Yellow Springs Lyon's Cub, Inc., attested by Howard W. Wachter, its Secretary.

WITNESS:

Carolee Stup Carolee Stup
Margaret A. Young (SEAL) Margaret A. Young, individually
Margaret M. Young (SEAL) Margaret M. Young, Committee for S. Price Young

ATTEST: YELLOW SPRINGS LYON'S CUB, INC.
Howard W. Wachter BY: Donald W. Bowser
Howard W. Wachter Donald W. Bowser
Secretary President

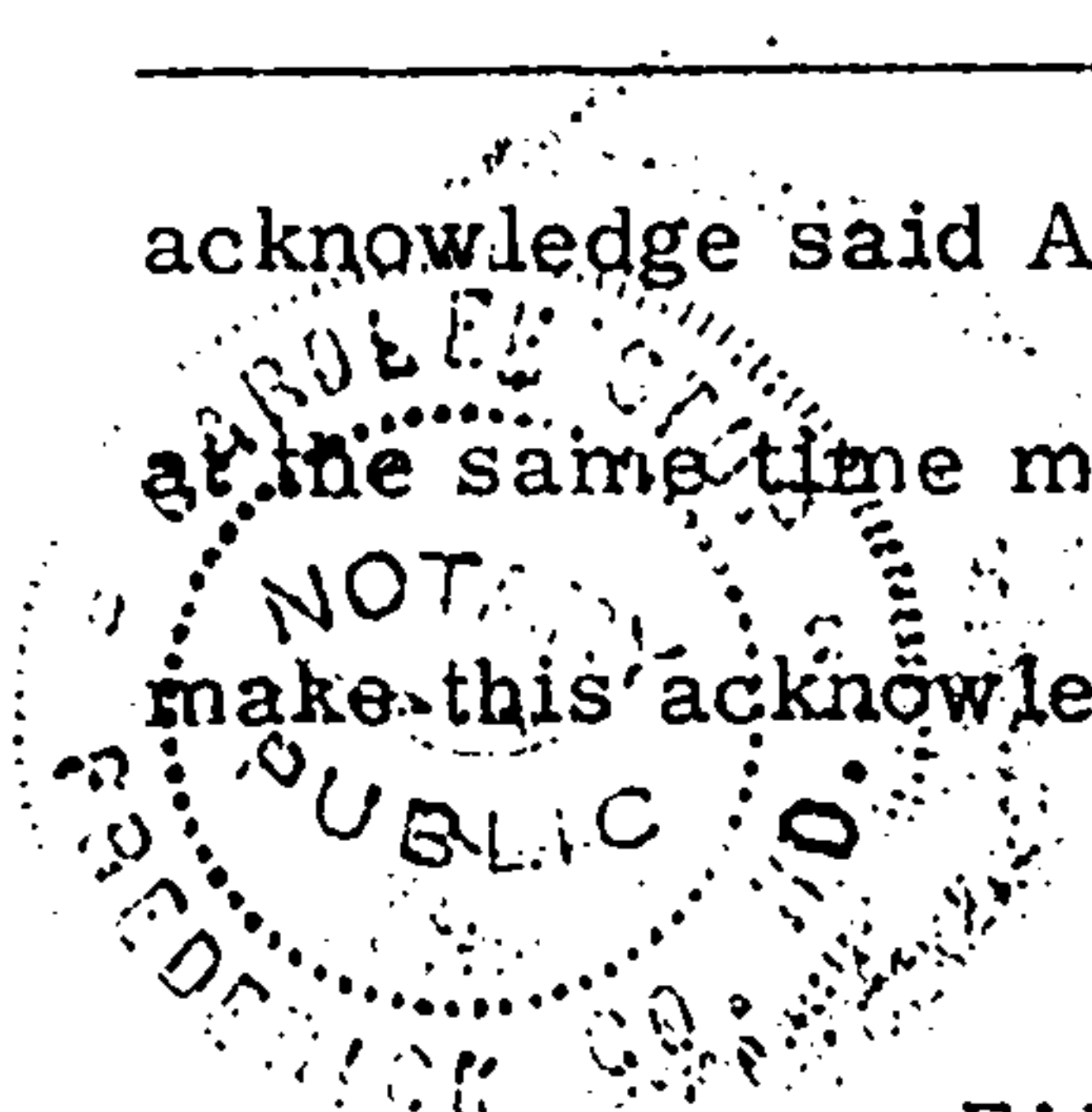
STATE OF MARYLAND, COUNTY OF FREDERICK, TO WIT:

I hereby certify that on this 16th day of May, 1963, before me, the subscriber, a Notary Public in and for the State and County aforesaid, personally appeared Margaret A. Young (also known as Margaret M. Young) and did acknowledge the foregoing Agreement of Sale to be her act individually and also as Committee for S. Price Young.

And at the same time personally appeared Donald W. Bowser

President of Yellow Springs Lyon's Cub, Inc., who did acknowledge said Agreement of Sale to be the act of said body corporate, and at the same time made oath in due form of law that he was authorized to make this acknowledgement.

C.C.Virts
~~THE NOTARY PUBLIC~~
ATTORNEY AT LAW
FREDERICK, MARYLAND



Carolee Stup
Notary Public
Carolee Stup

Filed September 24, 1963