

and the owner or occupant adjoining on the North, together with the right to the use of the twenty (20) foot alley in common with the owners of the lots binding thereon. Subject to the condition that no building shall be erected within ten (10) feet of the front building line as shown on the Plat of the Fred'k City Mfg. Development Companys, Frederick, Maryland recorded in Liber WIP 13, folio 335

1. The Buyer promises and agrees to pay for said real estate and premises hereby intended to be sold the sum of Ten Thousand Five Hundred (\$10,500.00) Dollars, which is the full amount of the purchase price, the sum of One Thousand and Fifty (\$1,050.00) Dollars having been paid by the Buyer unto the Seller at the time of the execution of this Contract and Agreement leaving a balance of Nine Thousand Four Hundred and Fifty (\$9,450.00) Dollars to be paid by the Buyer unto the Seller at the time this sale has been ratified by the Circuit Court for Frederick County, Maryland.

2. It is mutually agreed by and between the parties hereto that the Seller will pay for the preparation of the deed of conveyance and will pay for all Federal Documentary Stamps requisite for said deed; and that all real estate taxes and other public charges, if any, will be pro-rated to the date of final settlement, and that all other costs of conveyance shall be paid for by the Buyer.

3. It is further mutually agreed by and between the parties hereto that if for any reason this sale is not approved and ratified by the Circuit Court for Frederick County, Maryland, the Seller will refund unto the Buyer the down-payment above mentioned and that this Contract and Agreement shall automatically become null and void both at law and in equity, without any liability on the part of the Seller, and the Seller will be relieved of the necessity of giving a deed to said real estate.

4. It is further agreed that the Buyer has inspected said real estate and purchased same as a result of his inspection.

For the faithful performance of the above and a foregoing Contract and Agreement, we, the parties hereto bind ourselves,