

mission, and shall be immediately assessed at the rate of assessment determined upon by said Commission for agricultural land; provided, further, that State, County and Municipal buildings or property or public parks or playgrounds owned by a municipality, and any building owned by a regularly organized volunteer fire department while so used, shall be exempt from said front foot benefit charge, and from the service and water consumption charge for water used exclusively for public or fire department purposes.

Future front foot benefit charges for water supply and sewer construction shall be uniform for each class of property throughout the Sanitary District for any one year, except, however, Gaithersburg and Washington Grove, against which a benefit charge approximating the cost of the systems therein shall be levied; provided, however, that whenever the Commission acquires an existing system, other than a municipal system, the construction cost of which has been added in whole or in part to the purchase of land or lots abutting upon said system and which contribution the Commission has determined to be a factor in the cost to the Commission of such system, the Commission may, in its discretion, levy a front foot assessment less than the uniform front foot assessment levied in the remainder of said Sanitary District. The amount of the charge per front foot for each class of property for both water main and sewer shall be determined from time to time by the Commission as costs and conditions require, but no benefit charge once levied by said Commission shall be increased.

Said benefit charge shall be paid annually beginning from the time of the levy thereof by all properties located as above specified, for a period of years co-extensive with the period of maturity of the bonds out of the proceeds of which such construction was done; provided, however, that any property owner may, at his option, within one year from time said front foot benefit charge is levied, extinguish the same by the payment in cash, in one sum, of the proportion of the estimated cost of the project, considered as a part of the whole system of which the construction abutting upon his property is a part, represented by the number of front feet which he is assessed, with interest at the rate of six per centum per annum from the date of said levy, less any annual payment that may have been made thereon. The Commission, however, in estimating said cost for the purpose of extinguishment may add thereto a reasonable margin to protect itself against possible changes in the cost of construction and loss of interest. All sums received under such plan of extinguishment shall be preserved intact by said Commission less the payment of the proportion of interest and sinking fund properly chargeable to the amount so received and used for future construction, and provided, further, that any property owner, whose property is classified under business or industrial, or subdivision, may, at his option, at any time during the life of said benefit charge, extinguish the same by payment in cash of an amount which, if put at interest at three and a half per cent., compounded annually, would yield an annuity equal to the annual assessment at the base rate and dis-