

English Translation

Affidavit. - I, Rev. Wm. H. Drummond, clergyman, residing Highlands, Lewes, Sussex, England, as the attorney of the British and Foreign Unitarian Church-Society at London, W.C.2. Essex Hall, Essex Street, Strand, - give this Power of Attorney to Mr. Rev. Nicolaus Józán, unitarian presbiter, apostolic vicar, residing at Budapest, V. Kohári utca 4., to buy for the said Society represented by me, also in rates, the reality in the capital and residencetown Budapest, part of Pest, Nr. 9344 in the register of landed property, linea A. 1 allotement No. 9208, at Budapest, IX. Rákos street, Nr. 3. existing three storied tenement-house, court and all belongings --- I give this power of attorney to said Mr. Rev. Nicolaus Józán, presb., ap. vicar, to make a contract in these affaire, after his own best opinion, and to sign and to seal this said contract, to act of this real estate of property at the register office of landed property and in aforesaid matter to manage the said property or to choose a manager for it, to represent the Society before any authority with plain pouvoir, also to give such power of attorney to his lawyer, which will oblige the Society. - managing the property to receive and give effectual receipts of all lodging-payments, to increase these amounts after his own will, to give warnings for the localities or new lease for them, to have repaired the property, - finally to do everything, that is necessary to preserve and to manage it and do everything, that seems to be good and in the interest of said Society and beforehand I consent to every act of Mr. R. Nicolaus Józán, presb., ap., vicar, and ratify and confirm them whatsoever the said manager or any of his agents under him shall do or purpose to do by virtue of this Power of Attorney. -- Budapest, the 24th July 1923. - Wm. H. Drummond. - m.p. - - - - -

Basing on the protokoll Nr. 177/1923, taken by me, I affirm, that Mr. Rev. William Drummond, clergyman, personally known by me, signed this instrument before me with his proper hands. Date, seal and signed as lower.

Copy Nr.177/1923. I affirm, that this copy is identic with the instrument shown to me by Mr. Rev Nicolaus Józán, residing at Budapest, V.Kohári, utca 5., - Date, seal and signed:!  
as lower! -

Translation of the Clausula at the end: No. 26/1923.

I attest, that this English translation is identic with the annexed Hungarian instrument, referring to my Decree for languages Nr. 23642/1921 from the Minister of Justice. Budapest the 24 of July 1923. - Signed: dr. Tibor Ronay, as Substitute of dr. Charles Rónay, Notary public at Budapest, with Decree Nr. 790/1920 of the royal Hungarian Notary Public Chamber at Budapest.-/:L.S.:/(Text of the seal: „ dr Charles Rónay, royal Notary Public, at Budapest." )/

26/1923.

ezen fordítás a tuloldalón levó magyar szöveggel mindenben megegyezik, ezennel tanusitom az igazságügyministertől 23642/1921 szám alatt nyert nyelvi jogositványom alapján.-

Budapesten, /:1923:/ ezerkilencszázhuszonhárom évi julius hó /:24:/ huszonnegyedik napján.-

Dr. Koza Jenő

ÜGYVED

Budapest, 11., Corvin-Tér 6.

Telefon 44-95.

Budapest 192.....

Mission House

in

Budapest.

(IX Roikos-u. 3.)

The house is situated in a side street close to the main boulevard, in a quiet neighbourhood and near to three tram-lines. It consists of a spacious ground floor built in a quadrangle, under which there is a large cellar used for a storehouse by a Publishing Company.

There are three stories kept in fairly good repair, although we must take into account that a house of this size needs always plenty of repair.

There are 33 lodgings in the house: namely I with four rooms. - XX. with three rooms. - VII. with two rooms - and V with one room. There are besides 31 ante-rooms, 12 rooms for servants, 15 bath-rooms, and W.C. all round.

The annual rent of the house amounts to the sum of 1,703,600 Hung. crowns, consequently in the present quarter we have realised 725,900 Hung. crowns. By way of taxes a sum of 77,603 Hung. crowns have so far been paid. The rest is being fructified by Mr. Kozma.

The photographs recently taken of the front-view & the court-yard will be posted to you some of these days.

For the data here given, I sign.

Pastor N. Józán.

To the Honourable British and Foreign  
Unitarian Society.

London,

Essex Hall,

Essex Street, Strand.

Undersigned Real Estate Realisation Company Ltd. in  
1/3 (one third) part took possession as owner of the real  
estate registered in the register of landed property for  
the Pest part Budapest No 9377 filed No A + 1 sor 9208 hrsz.

As the undersigned Company Ltd. bought the 1/3 part of  
the above real estate to enable the British and Foreign  
Unitarian Society to buy the other 2/3 parts of such real  
estate and as the contractors were aware of the fact that  
the financial capacity of the British and Foreign Unitarian  
Society would permit the said Society to procure the whole  
real estate, the undersigned Real Estate Realisation Company  
Ltd. hereby engages to sell the part the property in question  
and sign the contract fit for the transference of ownership  
till December 31st 1923, in the case if the British and  
Foreign Unitarian Society expressed its willingness to buy  
the 1/3 part of the above property owned by the Real Estate  
Realisation Company Ltd. upon payment of 7200 (seven thousand  
two hundred) dollars and upon payment - in effectiv dollars -  
of the 5 per cent interest due after this sum from June 23rd  
1923, as well as upon restitution of the eventual expenses  
spent on the house from today's date, else free from  
encumbrances and in case if it would not yet have the part  
of the real estate transferred on its name, it will make out

with sellers to deliver a deed fit for the incorporation of ownership, as to the 1/3 part of the real estate in question, to the advantage of the British and Foreign Unitarian Society.

After December 31st 1923 as far as the British and Foreign Unitarian Society would not make use of its above right to purchase, undersigned Real Estate Realisation Company Ltd. can dispose of the 1/3 part of the real estate to its liking, can sell it anybody at anytime, make profit of it and realise it to its liking.

Budapest, July 27th 1923.

Eugene Kozma J.U.D.m.p.

I take cognizance and approve of the above agreement in the name of the British and Foreign Unitarian Society.

Wm.H.

Mutual obligatory convention.

Concluded between Mr. Desiderius Székely and Mr. John Ratour Architects (residing in Budapest VI - Grof Lichy Jenő n. 26/28) as sellers on one hand and Mr. Eugene Kozma J.U.D. barrister as proxy of the British and Foreign Unitarian Society as well as of the Real Estate Realisation Company Ltd on the other hand at the place and date as follows, to wit:

Sellers sell and Eugene Kozma J.U.D. buyers as above, buy - in  $\frac{2}{3}$  (two third) part in favour of the British and Foreign Unitarian Society, in  $\frac{1}{3}$  (one third) part in favour of the Real Estate Realisation Co.Ltd - the real estate registered in the Pest part of Budapest Register of Landed Property No. 9377, filed No A + 1 s 9208 hrsz situated at Budapest IX ker. Rákos utca 3 sz. consisting of a three storey tenement house and court yard, of an area of 407 sq fathoms, with all its belongings, exempt of encumbrances and law suits, at the selling price or prime cost of two hundred twenty million (220,000,000) Crowns, mutually fixed.

Buyers paid the sellers the half of the prime cost viz, 110,000,000 i.e. one hundred ten million crowns at the date of the signature of the present document, and sellers recognize same by the signature of the document; the other half of the prime cost is to be settled till July 28th 1923, 5 h. p.m. at the office of sellers.

Sellers are required to sign the definitive contract or contracts fit for the incorporation of ownership on the occasion of the settlement of the entire prime cost, and to deliver same to buyers or their proxies.

In the case the Real Estate Realisation Co.Ltd. a registered firm would not ask the transference of ownership on its name concerning its one third part of the property according to the contract, sellers are required to stand, that this one third part of the real estate in question rests on their name till December 31st 1923 and to the wish of the Real Estate Realisation Co. Ltd till the end of the year 1923 eventually they will be obliged to sign a new contract without any claim to further counter value, which will let the British and Foreign Unitarian Society have the said 1/3 part of the real estate in question.

The mutual term of liquidation concerning the public incumbrances as well as the profits of said real estate, is July 31st 1923, till this date duties - even those to be fixed later on - are to be paid by sellers and after this date by buyers even in the case if the Real Estate Realisation Co. Ltd. would not have effectuated incorporation in its own favour.

Sellers cede the real estate to buyers at the moment of the payment of the entire prime cost.

All the costs, taxes and rates arising from the purchasing business are incumbent on purchasers, the cost, taxes and rates arising from the repeal of encumbrances are incumbent on sellers and they are to pay them.

In case of any contestable question parties submit themselves to the jurisdiction and exclusive competency of the Budapest Royal Court.

Budapest, July 29th 1923.

Eugene Kozma J.U.D. m.p.  
Desiderius Székely m.p.  
John Ratour m.p.