

street N. 70-10 W. 445 feet to an iron pin; thence N. 27-51 W. 37 feet to the point of beginning.

In trust, nevertheless, to hold legal title to the property for the use and benefit of Walter W. Goldsmith, William J. Goldsmith, Wm. R. Timmons, Jr. and Henry P. Willimon, to make repairs and capital improvements thereon from time to time, to pay the taxes and insurance, and to collect the rents and profits; to lease the property, or any part thereof, for such term or terms, and upon such conditions and rentals, and in such manner as in the exercise of their discretion they may determine, irrespective of whether the term of any such lease shall exceed the duration of this trust, and to renew or modify any such leases; upon the consent of all of the beneficiaries to mortgage or sell said property upon such terms as may be consented to by the beneficiaries; and to execute the necessary instruments and covenants to effect unto the foregoing powers.

The Trustees shall, upon request of a majority in interest of the beneficiaries, convey this property to the beneficiaries, free of trust. If this trust is not sooner terminated by conveyance to beneficiaries, it shall cease and determine on the 31st day of December 1981.

In the event that either Trustee shall be unable or unwilling to continue to serve, the remaining Trustee shall have the right to exercise all powers which could be exercised by the two Trustees, together, until a successor is appointed. A successor Trustee shall be appointed upon agreement by a majority of the beneficiaries. Either Trustee singly shall have full power to act in all ordinary transactions affecting this property, but the signatures of both shall be required on leases, deeds, mortgages, or other instruments of conveyance.

The estate of the beneficiaries herein is a fee simple equitable title, subject to the legal title and powers of the Trustees herein. The grantor in this deed, retains no title, right, or estate as grantor of said trust and the beneficiaries and grantee Trustees shall be competent to effect any changes or modifications of the trust herein granted.

The fact that the fractional interests of the beneficial owners of this property are not specified by this deed shall not create a presumption that they own equal interests.

TOGETHER with all and singular the Rights, Members, Hereditaments and Appurtenances to the said Premises belonging, or in anywise incident or appertaining.

TO HAVE AND TO HOLD all and singular the Premises before mentioned unto the grantees hereinabove named, and their successors and assigns, forever.

And the said corporation does hereby bind itself and its successors to warrant and forever defend all and singular the said premises unto the grantees hereinabove named, and their successors and assigns, and against every person whomsoever lawfully claiming or to claim the same or any part thereof.

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