

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 said JOSEPH A. WELLS as Trustee under Trust Indenture dated February 1, 1969 entered into between Orthodontic Associates P. A. and Joseph A. Wells as Trustee, his successors and assigns forever in trust, however, for the following uses and purposes: the said trustee is to hold, manage and dispose of the property herein conveyed in accordance with the powers and duties as set forth in said Trust Indenture, including inter alia, the power to borrow money in his name or jointly with the owners of any outstanding interest in any of the trust property, upon such terms and conditions as he may deem advisable, and to mortgage either separately or jointly with the owners of any outstanding interest therein all or any part of said property herein conveyed as security for the repayment thereof, and without any obligation upon the lender to see to the use of the proceeds of such loans and to repay all such borrowed money from income or principal as in his judgment may be to the best interest of the trust estate; to sell and resell all or any part of the land herein conveyed in such manner and upon such terms as he may deem advisable and to execute and make proper deeds therefor and without any obligation upon the purchaser or purchasers to see to the application of the purchase price; to make, execute and deliver leases on all or any part of the property herein conveyed on such terms and conditions as he may deem advisable regardless of whether or not such leases may extend beyond the actual duration of the trust.