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solely by himself as Trustee, secured by a mortgage over the leased premises and the assignment of any lease or leases thereof, provided, however, any such note or mortgage shall mature on or before the expiration date of the 15 year lease to Dixie Home Stores, Inc.

4. The Trustee shall also be empowered and hereby is authorized:

A. To hold, control and manage the Trust Property; to collect all rents, income and profits accruing or becoming payable on account of said Trust Property; to pay taxes and assessments, maintain insurance on the premises and make any and all necessary repairs. All rents, income and profits, or so much thereof as may be necessary, shall be applied first to the payment of interest and principal on any mortgage or mortgages on the property, the balance, if any, to be applied to the payment of taxes, assessments, insurance, repairs, Trustee's commissions and any other necessary expenses in connection with the proper management of the property and the administration of this Trust.

B. To call upon, demand and collect from the Parties of the Second Part their respective pro rata shares of any and all taxes, insurance, commissions or other expenses in connection with the management of the property and the administration of the Trust whenever the funds in the hands of the Trustee, after payment of the amounts due on account of interest and principal on any mortgage or mortgages on the Trust Property, shall be insufficient for these purposes. In the event any Party of the Second Part shall fail to remit his or her pro rata part, after notice, the Trustee may at his discretion advance the funds necessary for the payment of such expenses, and any amounts so advanced, shall be charged against and shall constitute a lien upon the interest