

(4) To borrow money in his name as Trustee or jointly with the owners of any outstanding interest in any of the trust property, and to pledge, mortgage, and convey by deed of trust or other proper conveyance, as the case may be, either separately or jointly with the owners of any outstanding interest therein, all or any part of the trust property as security for the repayment of such loan or loans, without any duty or liability upon the part of the lender to see to the application of the proceeds of such loans, and to repay the same out of income or corpus as in his judgment may appear to the best interests of the trust estate.

(5) To assign or convey the trust interest in any lease or other contract relating to any trust property for the purpose of financing transactions of the trust, including the acquisition or improvement of real estate.

(6) To make, execute, and deliver such leases on all or any part of the trust property, upon such terms and conditions as he may deem advisable, regardless of whether or not such leases may extend beyond the probable or actual duration of this trust.

(7) To participate in any plan for the refunding or readjustment of any bonds or other securities or for the enforcement of any obligation or securities for foreclosure or otherwise, or in any corporate consolidation or reorganization which may affect any property of the trust estate, or in any plan or proceedings therefor, or for the protection of the interests of the holders of such securities; and to exercise and enforce any rights which may be offered or available in connection with such matters; and to make such contributions or payments in connection with any such matters as the Trustee may deem advisable.

(8) To make such repairs, alterations, additions and/or improvements to any real estate owned by the trust as may in his judgment be necessary or to the best interests of the trust estate.

(9) To determine any question which may arise as to what constitutes income and principal as between any beneficiary entitled to income and any remainderman, such determination to be conclusive against all persons interested hereunder.

(10) To value and appraise the assets hereof in any division or distribution of the trust estate, and to distribute or divide said assets in kind at such appraised value, which shall be conclusive against all persons interested hereunder.

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