

changing or retaining any investment as long as the same is made, changed or retained in good faith, it being Grantor's intention to give the broadest investment powers and discretion to the Trustee, provided, however, that it is the Grantor's intention that the Trustee pursue an investment policy to provide income to the trust beneficiaries;

(d) To invest in and borrow money for improvements to real estate held hereunder, either separately or jointly with others where there is joint ownership of such property, whenever in the Trustee's judgment such improvements are desirable or expedient to protect or preserve the property or to secure or retain a desirable tenant or to increase the rentals;

(e) To divide, subdivide, improve and manage, operate, repair, adjust boundaries, erect or demolish buildings thereon, grant options and easements, dedicate for public use, mortgage and lease for any term (regardless of whether or not the mortgage or the lease extends beyond the probable or actual duration of any trust hereunder) any real estate at any time held hereunder;

(f) To collect and receive the proceeds of insurance policies in the event of loss or damage, and to expend the same in repair, replacement or improvement of the damaged property, or any other property of the trust estate, or to hold the same as part of the principal of the trust estate;

(g) To adjust, arbitrate, compromise, litigate and settle any claim or obligation to or from the trust estate, and to reduce the rate of interest on, to extend, refinance, renew or otherwise modify, or to enforce, any such obligations;

(h) To exercise any subscription rights or warrants in connection with any security held hereunder, to vote in person or by proxy any stock or securities owned at any time by the trust estate and to execute powers of attorney authorizing another to vote as proxy, including stock of the corporate Trustee; to join in or oppose any consolidation, merger, recapitalization or reorganization of any corporation, the securities of which are held hereunder;

(i) To enforce, or abstain from the enforcement of, any right, obligation, or claim, if in the Trustee's sole discretion the Trustee shall deem it advisable;

(j) To make payment in cash or in kind upon any division and distribution of the trust estate, and to allocate different kinds or disproportionate shares of property or undivided interests in property among the divisions or beneficiaries;

(k) To value and appraise any asset and to distribute such asset in kind at the appraised value;

(l) To employ such agents, custodians, counsel, and other persons as the Trustee may deem necessary in the administration of the trust estate, and delegate to such persons such routine matters as record keeping, preparation of accountings and investment summaries, safekeeping of money, securities and other valuable assets, and to determine and pay them such compensation as the Trustee may deem proper;