

(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, abandon, 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, and to abandon, if in the Trustee's sole discretion the Trustee shall deem it advisable, any property at any time forming part of the trust estate;

(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 determine any question which may arise as to what constitutes income and what constitutes principal or corpus, and to allocate receipts and disbursements between principal and income, and such determinations and allocations shall be conclusive as to all persons interested hereunder;

(m) 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,

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