withdrawals therefrom whether by check or otherwise, and to open, to continue and to close such accounts or any similar account.

(10) To receive payment of any indebtedness due me or any money coming to me, and to receive payment of dividends, interest and principal, and to give receipts, releases and acquittances therefor.

(11) To open and have free access to any lockbox to which I have access, and to all the contents thereof.

(12) To buy, sell, exchange, mortgage, encumber, lease, or by any other means whatsoever to acquire or dispose of real property to execute and deliver any deed with or without covenants or warranties to partition real property, to manage real property, and to repair, alter, renovate, improve, remodel, erect, or tear down any building or other structure or part thereof.

(13) To make, execute and deliver, or to revise or obtain, any lease, indenture of lease or contract for lease of any real property and any assignment of lease or indenture of lease and consent to the assignment thereof, for such periods of time, and with such provisions for renewals, conditions, agreements and covenants as my attorney shall deem proper; and to amend, extend, modify or cancel any of the terms, covenants, or conditions, including covenants to pay rent, of any lease, indenture of lease and contract to lease, whether heretofore or hereafter made, and to cancel, surrender and accept the surrender of any lease, indenture of lease, and contract of lease.

(14) To purchase or otherwise acquire any note, bond or mortgage, to assign, transfer, modify, extend or satisfy any such

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