

(f) To employ agents and attorneys whenever in the judgment of said Agent such is to the best interest of Owners, and to define their duties and fix their compensation and, in general, to do all things, other than conveying and mortgaging said property, which we, the Owners, might ourselves do in connection with management, preservation and protection thereof.

(g) Said Agent shall collect all rents during the life of this agreement and disburse the same as follows:

1. By paying all property taxes and assessments, insurance premiums, ordinary repairs, and any other necessary and proper expense, including commissions of the Agent.
2. By paying Beatrice Cagle during her lifetime one-twelfth (1/12) of the net rent (gross rents less the above items and expense) from said block of stores.
3. By accumulating in a special reserve fund, five per cent (5%) of the net rentals remaining after the above disbursements to be used from time to time for capital improvements and extra ordinary repairs.
4. By paying over to Frances S. Cagle and J. W. Cagle of Poplarville, Mississippi, or such other person or persons as they may from time to time designate in writing, a sum equal to one-fourth (1/4) of the net income after the five per cent (5%) reserve has been set up, less, however, any payment to Beatrice Cagle under the provisions of sub-section 2 hereinabove; all of said payments to Beatrice Cagle to be deducted from the one-

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