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1. Pauline B. McHugh is hereby designated as Trustee for Settlor and is hereby vested with full powers and authority to hold, control and manage Settlor's interest in the property hereinabove mentioned, including the power to subdivide, sell and resell all or any portion of said property in such manner and upon such terms as she may deem advisable; to exchange, trade and sell any property taken in exchange and to execute and deliver good, fee simple, general warranty deeds therefor without any obligation upon the purchaser or purchasers to see to the proper application of any monies paid to the Trustee; to mortgage, in her name as Trustee, upon such terms and conditions as she may deem advisable all or any part of said property, as security for the repayment thereof, and to repay all such obligations from the trust estate as in her judgment may be to the best interest of the trust estate; to make, execute and deliver in her name as Trustee, leases on all or any part of the property held by her as Trustee and upon such terms and conditions as she may deem advisable regardless of whether or not such lease or leases may extend beyond the actual duration of this trust; to collect and receive the proceeds of insurance policies in the event of insured loss or damage, and to expend it in repair, replacement or improvement of the same, or any other property of the trust estate, or to hold the same as part of the principal of the trust fund; to compromise, settle or arbitrate any claim or obligation to or from the trust hereunder and to reduce the rate of interest on, to extend or otherwise modify, or to enforce any such obligations; to employ such agents and counsel and other persons as she may deem necessary in the administration of the trust hereunder, and to determine and pay them such compensation as she may deem proper.

2. From the proceeds derived from the sale of the property above mentioned, the Trustee shall first pay any and

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