

This provision, to the fullest extent, shall be binding upon all persons having any beneficial interest under this trust insofar as any transactions had between the trustees with persons or entities not a party interested hereunder. However, as between the grantors and the trustees, it is understood and agreed that:

(a) Trustees will not sell any portion of the real property without first obtaining the written consent of the owners of at least 55% of the beneficial interest of the trust; and

(b) Unless legally obligated by written lease indenture, trustees will undertake no major repair or remodeling, or restoration of the buildings on the property without first obtaining the written consent of the owners of at least 55% of the beneficial interest of the trust. A major repair or remodeling is one that exceeds \$2,500.00 in cost.

(4) Trustees will at all times maintain in force and effect a standard policy of fire and extended coverage on the buildings in an amount not less than 80% of the full insurable value of the buildings and will carry public liability insurance on the premises with limits of not less than \$100,000.00/\$300,000.00 bodily injury coverage and \$15,000.00 property damage coverage.

(5) This trust shall continue until such time as all of the above described real estate is sold; but in no event shall it continue beyond 20 years after the death of the last survivor among the grantors.

(6) After the payment of all indebtedness and expenses of maintaining the property and administering the trust, including provision for proper reserves in connection therewith, if there is any income remaining in the hands of the trustees, they shall distribute the same proportionately among the grantors in accordance with the beneficial interest of each. Such distributions shall be made at least annually, but preferably at more frequent intervals.

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