

and conditions as they may deem advisable, regardless of whether or not such leases may extend beyond the probably or actual duration of the trust. All of the foregoing powers herein granted the Trustees are also granted to their successors, and said Trustees and their successors may exercise all such powers without the order of any court or judge and any purchaser of the trust property or lender to whom the property is conveyed as security for a loan to the Trustees is hereby relieved of the necessity of further investigation of the Trustees' power to convey or sell said trust property.

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 fifty-five (55%) percent 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 fifty-five (55%) per cent of the beneficial interest of the Trust. A major repair or remodeling is one that exceeds Two Thousand Five Hundred (\$2,50000) Dollars in cost.

(4) Trustees will at all times maintain in force and effect a standard policy of fire and extended coverage on the apartment in an amount not less than eighty (80%) per cent 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.