

and effect, so long as the property remains unsold, all present policies of insurance insuring the above described property against fire and other damage or loss, from the funds provided as hereinabove set out.

4. That in the event the above described property is sold, or otherwise disposed of under the terms of this deed, the named Trustee, James W. Bolt, shall retain the proceeds therefrom in trust for the use and benefit of the designated beneficiaries under the same terms as hereinbefore provided; that in the event of sale, rental or lease of the property, or any part thereof, the purchaser, tenant or lessee shall not be required to see to the proper application of the funds paid to the Trustee.

5. That in the event the named Trustee, James W. Bolt, shall become incapable for any reason to serve as Trustee under this Trust Deed, then the grantors designate J. Leonard Bolt as substitute Trustee to serve with the identical duties and powers as provided herein for James W. Bolt.

6. That this Trust shall continue in undiminished force and effect unless previously revoked by mutual consent of the grantors as hereinafter provided, until the younger of the two beneficiaries shall reach the age of twenty-one (21) years or shall marry, whichever of these events shall first occur; that upon the occurrence of either of these events the Trustee shall forthwith convey the above described property to the beneficiaries; that if the property shall then have been sold, the Trustee shall forthwith pay to each beneficiary a sum equal to one-half of the funds remaining in the trust estate. In the event of the death of one of the beneficiaries prior to the distribution of the estate, the child or children, if any, of such beneficiary shall be entitled to that share; that in the event there is no child of a deceased beneficiary, the surviving beneficiary shall be entitled to the entire trust estate.

7. This trust agreement and all rights and interests and beneficiaries hereunder may at any time be cancelled and revoked by the mutual consent of the grantors herein in writing and delivered to the said Trustee, and upon receipt of such writing this trust shall immediately cease and determine, and the said Trustee shall reconvey the property if unsold to the grantors herein and if sold shall pay over to each grantor herein a sum equal to one-half of the net principal remaining in the trust estate.

And we do hereby bind ourselves and our Heirs, Executors and Administrators to warrant and forever defend all and singular the said Premises unto the said