

consider necessary therefor, paying the amounts due for such repairs and improvements out of any of my funds; to keep said real and personal property insured against fire and other casualty; to pay all taxes due thereon; and to take such other measures as she may think necessary or convenient in the management and protection of such real and personal property.

3. To sell, exchange, or otherwise dispose of and convey any or all real or personal property, wheresoever located, which I may own or in which I may have any interest, at public or private sale, for such consideration and upon such terms and with such provisions as she may think advisable, including the power to take mortgages to secure the balance or all of the sales price, and to execute and deliver good and sufficient deeds or other instruments for the conveyance or transfer thereof, with such covenants of warranty or otherwise as she may think advisable, and to give good and effectual receipts for all or any part of the sales price or other consideration.

4. To enter into any lease for such periods, including periods extending beyond the term of this Power of Attorney, and at such rentals and with such provisions and with such persons, firms, or corporations as she may consider advisable for any or all real estate, wheresoever located, which I may own or in which I may have any interest, and to execute and deliver any leases or other instruments as she may think advisable for such purposes; to receive and recover from all tenants or occupiers all rents or sums of money which may become due and payable therefor; to give notice to vacate to any tenants or occupiers thereof, and to take all necessary means and proceedings

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