

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 (\$2,500.00) Dollars 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 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.

(5) This Trust shall continue until such time as all of the abovedescribed real estate is sold; but in no event shall it continue beyond twenty (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.

(7) In case a vacancy or vacancies shall for any reason exist among the Trustees, the Trustees or Trustee remaining shall fill such vacancy or vacancies by appointing such other person or persons as such Trustees or Trustee shall see fit. Any such appointment shall be accepted in writing.