

subject to any limitations stated elsewhere in this trust:

- (a) To hold and continue to hold the property conveyed hereunder so long as the Trustee deems proper, and to invest and reinvest in bonds, stocks, notes, mortgages, real estate and improvements thereon, or in such other property, real or personal, whether or not income producing, deemed by the Trustee to be for the best interest of the beneficiaries hereunder. The Trustee shall have as wide a latitude in the selection and making of any investments or reinvestments of the corpus and income of the trust property as if he, individually, were the absolute owner thereof, irrespective of any statute or rule of law limiting investments by trustees.
- (b) The Trustee may publicly or privately and without order of any Court mortgage, pledge or sell for its fair market value any and all of the trust property and any reinvestments thereof, from time to time, and may lease such property for periods beginning or ending after the termination of the trust. No purchaser or mortgagee shall be obligated to see to the application of any purchase or mortgage money.
- (c) The Trustee shall have the power to make any division or distribution of income or corpus in kind or partly in kind and partly in money, and to determine the value of any property so divided or distributed.
- (d) The Trustee is authorized, in his discretion, to advance money for the protection of the trust corpus and to secure such advances by a lien on the trust corpus.
- (e) The Trustee is authorized and empowered to execute and deliver any deed, mortgage, lease or contract or other written