

shall be bound to see to the application of any moneys paid.

- (d) To borrow money and to encumber, mortgage or pledge any asset of the trust estate for a term within or extending beyond the term of the trust, in connection with the exercise of any power vested in the Trustee.
- (e) To enter for any purpose into a lease as lessor or lessee with or without option to purchase or renew for a term within or extending beyond the term of the trust.
- (f) To subdivide, develop or dedicate real property to public use, or to make or obtain the vacation of plats and adjust boundaries, to adjust differences in valuation on exchange or partition by giving or receiving consideration and to dedicate easements to public use without consideration.
- (g) To make ordinary or extraordinary repairs or alterations in buildings or other structures, to demolish any improvements, to raise existing or erect new party walls or buildings.
- (h) To collect, receive and receipt for rents, issues, profits and income of the trust estate.
- (i) To insure the assets of the trust estate against damage or loss and the trustee against liability with respect to third persons.
- (j) In buying and selling assets, in lending and borrowing money, and in all other transactions, irrespective of the occupancy by the same person of dual positions, to deal with herself and her separate, or any fiduciary, capacity.
- (k) To compromise, adjust, arbitrate, sue on or defend, abandon, or otherwise deal with and settle claims in favor of or against the trust estate as the trustee shall deem best.