

Complete records shall be kept by the Trustees of all transactions and at least once each year, within thirty (30) days after each December 31st., a full accounting shall be made and given to each of the Grantors. The Trustees are given the right to execute a real estate management contract for property with Caine Realty & Mortgage Company and to pay the proper attorneys and employees necessary to properly carry out their duties as Trustees and to pay reasonable fees therefor.

(3) The name of this Trust shall be "PELHAM EAST TRUST" and so far as may be practicable the affairs of the Trust shall be conducted and transacted in that name. Legal title to the real estate shall be vested in and held by the Trustees. For the sake of convenience, the deed for the property into the Trustees shall refer to this Trust instrument as being of record and granting the fullest and broadest powers to said Trustees, as follows:

In trust, however, to hold, manage, and dispose of the property herein conveyed in accordance with the powers and duties as set forth in the aforesaid trust agreement including inter alia (without in any way restricting the powers and duties imposed upon the Trustees in the trust agreement referred to) the power to sell at public or private sale, for cash or on such terms as the Trustees may deem proper, resell or transfer all or any part thereof, in such manner and upon such terms as they may deem advisable, without any obligation upon the purchaser to see to the application of the proceeds of sale; to borrow money and to give a security mortgage covering the trust property, or any part thereof, to the lender as security for the repayment of the loan, and to execute a promissory note or notes for the amount of money borrowed, payable to the lender, without any obligation upon the lender to see to the use of the proceeds of such loan; to make and execute and deliver leases on all or any part of the property herein conveyed, and on such term

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