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share. The Trustee shall have, with respect to each such retained portion, all of the powers and discretions he has with respect to the trust for the Primary Beneficiaries.

5. Trustee's Powers. In the administration of the trusts, the Trustee shall have the following powers, all of which shall be exercised in a fiduciary capacity, primarily in the interest of the beneficiaries:

(a) To hold and continue to hold as an investment the property received hereunder, and any additional property which may be received by him, so long as he deems proper, and to acquire, invest and reinvest in any securities or property, real, personal or mixed, investment trusts, mortgages, land trusts, real estate investment trusts whether or not income-producing, deemed by him to be for the best interest of the trusts and the beneficiaries hereunder, without being limited to trust investments provided by law, and notwithstanding that the same may constitute leaseholds, royalty interests, patents, interests in mines, oil and gas wells, or timber lands, or other wasting assets, and without any responsibility for any depreciation or loss by or on account of such investments.

(b) To rent or lease any property of the trusts for such time and upon such terms and for such price or prices as in his discretion and judgment may seem just.