

- b. To pay taxes, advertising, cleaning, insurance, and other necessary and proper expenses incurred as a result of holding said Trust Property, including counsel, surveying and accounting fees, out of monies in his hands as Trustee, and to set up and hold a reserve account to pay for each expense as may be anticipated;
  - c. To disburse the net funds, after payment of such necessary expenses, to the Grantors named herein and in the manner and proportions set forth herein, according to their respective ownership interests herein;
  - d. To execute and deliver warranty and other deeds, mortgages, notes, leases, contracts of sale and like documents when authorized by the Grantors as hereinafter provided;
  - e. Any legal instrument executed by the Trustee affecting the Trust Property herein authorized, including any deed, mortgage, note, lease, contract, or other document shall be binding upon the Grantors and the Trustee even though the term of such document may or does extend beyond the actual or probable duration of this Trust.
10. The Trustee shall be fully protected in relying and acting upon the authority and directions of all of the Grantors as hereinafter set forth. In addition, the Trustee shall be indemnified by and receive reimbursement from the Trust Property and/or the Grantors against and from any and all loss, liability, expense, or damage arising out of any action or omission to act as Trustee hereunder, except to the extent that such loss, liability, expense, or damage shall result from the Trustee's willful misconduct. Notwithstanding the foregoing provisions, the Trustee shall have no duty to invest any sums held in cash, or to diversify and/or reinvest the Trust Property or the proceeds thereof.
  11. The Trustee shall receive as compensation for his services hereunder such amount or amounts as may be mutually agreed upon by the Trustee and the Grantors from time to time during the term of this Trust.
  12. Upon the termination of this Trust Agreement, the Trustee shall convey the Trust Property or the proceeds thereof constituting a part of the Trust Property to the Grantors according to their ownership interests in this Trust.
  13. No party dealing with the Trustee in any matter authorized to the Trustee under the terms of this Trust Agreement shall be required to inquire as to whether or not the Trustee has received authorization or instructions from time to time where hereinabove required by any one or more of the Grantors or whether or not the Trustee is still serving in office and has not resigned nor been removed as Trustee, and the written certification by the Trustee that he has received written instructions from the Grantors as required hereunder and that he is still serving in office shall be binding and conclusive upon the Grantors and the Trustee or any party or parties dealing by, through, under or with the Trustee for all purposes hereunder whatsoever.