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4. To rent, lease, hold, repair, maintain, and manage said property, or any portion thereof, pending the sale thereof, to pay all administrative cost, other costs, taxes, assessments and all other expenses incurred in connection with such renting, leasing, holding, repairing, maintaining and managing as the trustees shall determine to be reasonable, to invest and reinvest the net income so derived in any property selected by the trustees in their sole discretion irrespective of any statute, case, rule, or custom limiting the investment of trust funds; to keep trust funds uninvested if the trustees so desire, and, upon the sale of all, or any portion, of said property to distribute all net income derived directly or indirectly from the property as if it were additional net proceeds from the sale of the property.
5. To grant such easements and rights-of-way over, across, under and through said property upon such terms and conditions as the trustees in their discretion may determine.

Any purchaser of any of the above mentioned property is relieved of any obligation to see to the proper application of the funds derived from sale.

If any trustee ceases to serve or becomes incapacitated so he cannot serve, then the remaining trustee shall have the right to appoint a successor. The action of said trustees in such matters shall be conclusive. If all trustees and successor trustees cease to serve, or

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