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manage real property, and to repair, alter, renovate, improve, remodel, erect, or tear down any building or other structure or part thereof.

(10) To make, execute and deliver, or to receive or obtain, any lease, indenture of lease or contract for lease of any real property and any assignment of lease or indenture of lease and consent to the assignment thereof, for such periods of time, and with such provision for renewals, conditions, agreements and covenants as my Attorney shall deem proper; and to amend, extend, modify or cancel any of the terms, covenants or conditions, including covenants to pay rent, of any lease, indenture of lease and contract to lease, whether heretofore or hereafter made, and to cancel, surrender and accept the surrender of any lease, indenture of lease, and contract of lease.

(11) To purchase or otherwise acquire any note, bond or mortgage, to assign, transfer, modify, extend or satisfy any such instrument now or hereafter held by me or in which I have any interest upon such terms as my Attorney shall deem proper.

And generally to transact all my business affairs and interests, as fully and completely as I myself might do if personally present; and to do any and all acts and things which my Attorney shall deem useful, necessary or proper in order to do any of the foregoing acts or to carry out any of the foregoing powers.

My Attorney shall have full power of substitution and revocation, and such substitution or

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