

ARTICLE VII

If Houston Hart, or James Allen Hart, Jr. or any successor as herein defined should fail to qualify as a Trustee hereunder, or for any reason cease to act in such capacity, the Successor or Substitute Trustee shall be selected by the remaining Trustees, which Successor or Substitute Trustee shall have all of those powers conferred upon the Trustee originally named for whom he succeeds.

ARTICLE VIII

1. The Trustees shall have the following powers, and any others that may be granted by law, with respect to the trust hereunder, to be exercised as the Trustees in their discretion determine to be to the best interests of the beneficiaries:

(a) To retain any property or undivided interests in property, received from the Settlor or from any other source, including residential property, regardless of any lack of diversification, risk, or non-productivity;

(b) To invest and reinvest the trust estate in any property or undivided interests in property, wherever located, including bonds, notes secured or unsecured, stocks of corporations regardless of class, real estate or any interest in real estate, and interests in trusts, and common trust funds, and to keep and maintain funds in savings accounts without being limited by any statute or rule of law concerning investments by trustees;

(c) To sell any trust property, for cash or on credit, at public or private sales; to exchange any trust property for other property; to grant options to purchase or acquire any trust property; and to determine the prices and terms of sales, exchanges, and options;

(d) To operate, maintain, repair, rehabilitate, alter, improve or remove any improvements on real estate; to make leases and subleases for terms of any length, even though the terms may extend beyond the termination of the trust, to subdivide real estate; to grant easements, given consents and make contracts relating to real estate or its use; to release or dedicate any interest in real estate.

(e) To borrow money and to mortgage or pledge any trust property;

(f) To employ attorneys, auditors, depositaries, proxies and agents, with or without discretionary powers; and to keep any property in the name of a trustee or a nominee, with or without disclosure of any fiduciary relationship, or in bearer form;

(g) To determine the manner of ascertainment of income and principal, and the allocation or apportionment between income and principal of all receipts and disbursements;

(h) To take any action with respect to conserving or realizing upon the value of any trust property, and with respect to foreclosures, reorganizations or other changes affecting the trust property; to collect, pay, contest,

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