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

13) To make, execute and deliver, or to revise 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 consignment thereof, for such periods of time, and with such provisions 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.

14) 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.

15) To receive any legacy, bequest, gift or transfer of real property or of tangible or intangible personal property and to give full receipt and acquittance therefor; to approve accounts of any business, estate, trust, partnership or other transaction whatsoever and to enter into any compromise and release in regard thereto.

16) To employ nurses and doctors, attorneys at law, domestic servants, agents and others, and to remove them and to appoint others in their place, and to pay and allow to them for their services such salaries, wages or other remuneration as my Attorney shall deem proper.

17) To assert, defend, compromise, acquire or dispose of or otherwise deal with any claim, either alone or in conjunction with other persons, relating to me or any property of mine or any other person, or any government, or any estate of a deceased person or an incompetent person, or any trust whether created by will of a deceased person or instrument of a living person, or property of whatsoever nature; to institute, prosecute,

James Robert Elkins Jr.