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estate, and any such person to let into possession thereof, and to execute all such leases and contracts as shall be necessary or proper in that behalf, and to give notice to quit to any tenant or occupier thereof, and to receive and recover from all tenants and occupants thereof or of any part thereof all rents, arrears of rent, and sums of money which now are or shall hereafter become due and payable in respect thereof, and also on non-payment thereof or of any part thereof to take all necessary or proper means and proceedings for determining the tenancy or occupation of such tenants or occupants and for ejecting the tenants or occupants and recovering the possession thereof;

8. To sell, either at public or private sale, or exchange any part or parts of my real estate or personal property for such consideration and upon such terms as my attorney shall think fit, and to execute and deliver good and sufficient deeds or other instruments for the conveyance or transfer of the same, with such covenants of warranty or otherwise as my attorney shall see fit, and to give good and effectual receipts for all or any part of the purchase price or other consideration;

9. To deposit any monies which may come into his hands as such attorney with any bank in my or his own name and any of such money or any other money to which I am entitled which now is or shall be so deposited or which has been deposited by me or to my account to withdraw and either employ as he shall think fit in the payment of any debts, or interest, payable to me, or taxes, assessments, insurance, and expenses due and payable or to become due and payable on account of my real and personal estate, or in and about any of the purposes herein mentioned, or otherwise for my use and benefit, or to invest in my or his own name in any stocks, shares, bonds, securities or other property, real or personal, as he may think proper and to receive and give receipts to any income or dividend arising from such investments and all and any such investments or other investments to vary or dispose of for my use and benefit as he may think fit;

10. To borrow any sum or sums of money on such terms and with such security, whether real or personal property, as my attorney may think fit, and for that purpose to execute all promissory notes, bonds, mortgages and other instruments which may be necessary or proper;

11. To carry on or to wind up any business of whatever kind or nature in which I may be engaged or interested and in connection therewith to use the premises in which the same is or shall be carried on, with the same powers of dealing with stocks, capital, and effects, and of entering into business engagements, of increasing or diminishing capital, and generally of transacting the affairs of said business as I myself have or should have;