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all or any portion of said property in such manner and upon such terms as he may deem advisable, to exchange, trade and sell any property taken in exchange and to execute and deliver good, fee simple, general warranty deeds therefor without any obligation upon the purchaser or purchasers to see to the proper application of any monies paid to said Trustee; to mortgage, in his name as Trustee, upon such terms and conditions as he may deem advisable, not exceeding, however, an obligation of more than Fifteen Thousand and no/100 (\$15,000.00) Dollars at any one time, all or any part of said property, as security for the repayment thereof, and to repay all such obligations from income or principal as in his judgment may be to the best interest of the trust estate; to make, execute and deliver, in his name, leases on all or any part of the property held by him as Trustee and upon such terms and conditions as he may deem advisable regardless of whether or not such lease or leases may extend beyond the actual duration of this trust.

2. From the proceeds derived from the sale of the property, the Trustee shall first pay any and all expenses in connection with the administration of this trust and of the sale of such property and, after the payment of said expenses, the Trustee shall at intervals of no more than three (3) months disburse the net proceeds in the following proportions:

| | | |
|----------------------|-----|-----|
| Clarence M. Buchanan | - - | 20% |
| Lawrence Buchanan | - - | 20% |
| James E. Barnett | - - | 20% |
| William C. Brooks | - - | 20% |
| Lowell Tankersley | - - | 20% |

3. The trust agreement herein provided for shall automatically terminate upon the death of the Trustee, unless sooner terminated by the mutual and written consent of all Settlers. Upon the termination thereof, the Trustee, or in

(Continued on next page)