

TOGETHER with the buildings and improvements thereupon erected, made, or being and all and very the rights, alleys, ways, waters, privileges, appurtenances, and advantages, to the same belonging, or anywise appertaining, the same to have and to hold in trust for and upon the following uses and purposes:

FIRST: The TRUSTEE shall hereby permit and allow L. RAE WEINBERG, widow, mother of the said party of the first part, of Frederick, Maryland, to possess, occupy and reside in the said trust property for and during her natural life, and the said L. RAE WEINBERG shall collect and retain the rents, revenues, issues and profits of said property so long as she shall live or until she shall have forfeited such right as hereinafter provided.

SECOND: That the said L. RAE WEINBERG shall pay all taxes, insurance, water charges, repairs, public liens or charges of any nature, provided, however, that in the event any taxes, insurance, water charges, repairs, public liens, or charges of any nature remain unpaid at a date ten months after the same shall become due and payable, then as of such date, the said L. RAE WEINBERG shall forfeit her right to collect the income from said property and thereafter the said Trustee is hereby directed to collect all rents and revenues accruing from the said trust property, and out of such rents and revenues the said Trustee shall pay the aforesaid charges, and its own fees and commissions and shall pay over and deliver the balance of such income unto the said L. RAE WEINBERG so long as she shall live.

THIRD: In the event the said L. RAE WEINBERG shall desire to remodel or convert the improvements on said property into apartments or offices, she may do so only with the consent of the Trustee herein, at her own expense, or from the revenues of said property, but without creating any lien or mortgage upon said property.

FOURTH: Upon the death of the said L. RAE WEINBERG, the Trustee shall collect the rents, revenues, income, issues and profits arising from the trust property and after paying or providing for the payment of all taxes, insurance, water charges, repairs, public liens, or charges of any nature, and expenses incident to the trust, including compensation to said Trustee for its services hereunder equal to the amounts allowed