

by the laws of Maryland, to trustees performing similar services, the Trustee shall pay over and deliver the net income from the trust property in equal shares unto LEAH FRANCES (MRS. ERNEST) BERGER, AMELIA LOWENSTEIN WEINBERG, and ESTHER SUTRO WEINBERG so long as they, respectively, shall live. Upon the death of any of the aforesaid named beneficiaries, the share of the income to which such decedent had been entitled shall be by the Trustee paid unto the descendants, of such deceased beneficiary living, from time to time in equal shares per stirpes and not per capita. In the event that one of such named beneficiaries shall die leaving no descendants her surviving, then the Trustee shall pay the entire net income unto the then surviving named beneficiaries (or their descendants per stirpes) so long as any such named beneficiaries or descendants of said named beneficiaries shall live, but not in any event longer than twenty-one (21) years after the death of the last survivor of said named beneficiaries and DAVID STEINMAN BERGER and HENRY WEINBERG BERGER, sons of Leah Frances Berger.

FIFTH: Upon the death of the said L. RAE WEINBERG, the Trustee is hereby directed to give preference in the renting of the trust property to the following named beneficiaries, LEAH FRANCES (MRS. ERNEST) BERGER, AMELIA LOWENSTEIN WEINBERG, AND ESTHER SUTRO WEINBERG, AND THEIR DESCENDANTS, and each such beneficiary shall be permitted the use of one room in said property rent free, provided, however, that in the event that such rent/^{free}tenancies shall reduce the income from said property to a point where, in the opinion of the Trustee, said income is insufficient to pay for taxes, insurance, water charges, repairs or public liens or charges of any nature, as well as the charges and commissions of the Trustee, then said Trustee shall charge such beneficiaries then occupying said property, pro rata, such sums as rental as will permit the payment and satisfaction of all such charges and expenses.

SIXTH: Upon the death of the said L. RAE WEINBERG, the Trustee shall, upon the written direction of a majority of the following individuals, LEAH FRANCES (MRS. ERNEST) BERGER, AMELIA LOWENSTEIN WEINBERG, and ESTHER SUTRO WEINBERG, or their descendants, then receiving or entitled ^{trust} to receive income hereunder, convert or remodel the/property into apartments or offices, or in any other manner which would increase the net