culinary and other purposes of the Hotel buildings; and I direct that in said agreement of renting and in all others relating to the hotel part of said buildings, furniture and chattels, the tenants shall be bound to keep and finally deliver up in good condition, ... as delivered to them, the said furniture and chattels, and to replace all articles thereof that shall be lost or destroyed, or rendered by wear or accident useless, the risk of fire alone excepted, against which I direct that my Trustees shall keep said furniture and chattels insured in such amount as they may deem prudent, taking care also to keep insured against fire in an amount they may judge proper, the said City Hotel Buildings; and after deduction for interest and my debts aforesaid, [wherewith I primarily charge said rents, as they shall arise, in exoneration of all my estate real or personal beside,] I direct that my Trustees shall apply the rents aforesaid of said hotel part of said buildings as follows, to wit: Three hundred dollars thereof shall in the first instance be paid as yearly allowance, but in quarterly equal instalments, to my beloved wife, in consideration of her ownership, and of the use for the said hotel of a piece of ground constituting a part of the premises of said hotel; and it being understood that if there shall be a default for thirty days in any one of said payment to my wife, she may take possession of said piece of ground -(David Barnum)- and use or sell the same, to every effect as if regarding it no provision had in this will been

made; and after said payment of three hundred dollars, the rents aforesaid shall be distributed as follows, to wit: one third while she lives shall be paid to my said wife, and the other two-thirds in equal shares to and among my children and their respective heirs, [per stirpes,] Eliza Stanard, Frances McLaughlin, Ephraim Kirby Barnum, Richard Barnum and Augustus Barnum, my said children and their respective heirs in like manner, being entitled at my wife's death to her said one third of said rents; and on the ending by any means of the tenancy of said Jennie and Andrew or of either, or if a renting as aforesaid to them or either shall not take place, my Trustees, their heirs or successors in the trust, shall, from time to time, during the period hereinafter mentioned, lease for terms of years not in any case of a term exceeding ten years, the said hotel part of said buildings and grounds, furniture and chattels, on the terms and conditions hereinbefore mentioned, and for a yearly rent such as they . . . my executors or the administrators with this will annexed, shall approve, to any person or persons who they shall be entirely satisfied will well conduct said establishment as a hotel, it being hereby provided that said rents under all leasings shall be primarily, as aforesaid, chargeable with said City Hotel stock interests, and in manner as aforesaid with my debts; and the period during which my Trustees and their heirs and successors shall have the power and are required to lease as aforesaid,