shall be so long as my said children, or any children or descendants of them, or of any of them left by them, or any of them at the (David Barnum) death of them or any of them, shall live; it being understood that any lease made during the period aforesaid, shall have full effect and continue for its stipulated term notwithstanding the cessation of all of said lives before end of the term.

Second.- Should my views in the above first article of this will be disappointed, so that Judicially, or otherwise, a sale shall take place of said City Hotel buildings and grounds during the life of any of my children, it is my will and I direct that my Trustees or any Court of Equity shall cause the proceeds of sale to be invested in mortgage or ground rents, or debt of the United States or of the City of Baltimore, and that subject to the payment of one third of the income of the investment to my wife during her life, the said investment shall be for the benefit of my children during their lives, and after their death shall be the property for the shares of the decedents of their respective children or descendants, per stirpes; the children or descendants of such of my children as shall have died before the investment taking as their absolute property, and per stirpes, the shares to which, if they had lived, the deceased would have been entitled.

Third.- The offices and rooms in the basement of the said City Hotel buildings, [except those included in the contemplating leasing of the hotel part of said buildings;] for and in respect of the rents thereof, I dispose of as follows, to wit:

To my daughter Frances McSaughlin and her heirs, I devise the rents of the office numbered 4 (four) to my daughter Eliza Stanard, the rents of the office numbered 5 (five,) to have and to hold to her and her heirs; to my son Richard Barnum and his heirs, I devise the rents of the office numbered 6 (six,) to my (David Barnum,) grand-daughter Frances Waterman and her heirs, I devise the rents of the office numbered 10 (ten;) to my grand-son David McSaughlin and his heirs, I devise the rents of the office numbered 9 (nine) and to my son Augustus Barnum and his heirs, I devise the rents of the office numbered 11 (eleven;) and, in case I shall sell the coal land by this will devised to Ephraim K. Barnum, I devise to said Ephraim and his heirs, the rents of the offices numbered 7 and 8, (seven and eight,) at the north east corner of the Hotel building, now occupied as a mineral water shop by Randall and Company, and if this devise of rents to said Ephraim shall not take effect, the said rents shall be deemed part of the general residue of my estate; and I devise and direct that my Trustees shall from time to time, rent out said offices and rooms, or allow the same to be done by the respective devisees aforesaid of the rents. And it is understood that the devises aforesaid, to said Frances McSaughlin and Eliza Stanard, shall be for their sole and separate use free of all liability for debts or liabilities of their present or any future husband; and without any power to said devisees to apply the said rents by anticipation or by any appropriation to payment or