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November 23, 2015

RECORDATION NO. 32017 FILED

NOV 24 2015 2:47 PM

SURFACE TRANSPORTATION BOARD

Chief
Section of Administration
Office of Proceedings
Surface Transportation Board
395 "E" St. SW
Washington, D.C. 20423

Re: **\$180,000.00** Loan ("Loan") from **Icon Bank of Texas, N.A.** ("Lender")
to **James C. Graves and Angela Graves**
Our File No.: **4261-004G**

Dear Sir/Madam:

On behalf of Icon Bank of Texas, N.A., I hereby submit for filing and recording the executed original primary document, not previously recorded, entitled Railroad Car Mortgage, Security Agreement, Assignment of Interest in Leases and Financing Statement, dated November 9, 2015.

Enclosed is a firm check in the amount of **\$43.00** in payment of the filing fees. The file-stamped copy of the Railroad Car Mortgage should be returned to the undersigned at the address provided below.

Thank you for your assistance and please do not hesitate to contact me at (713) 626-1200 should you have any questions or need additional information.

Very truly yours,

ROSS, BANKS, MAY, CRON & CAVIN, P.C.



Jim D. Hamilton
For the Firm

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SURFACE TRANSPORTATION BOARD

**RAILROAD CAR MORTGAGE, SECURITY AGREEMENT
ASSIGNMENT OF INTEREST IN LEASES
AND FINANCING STATEMENT**

MORTGAGOR: **Villa Graves Properties, LP**
786 River Road
Montgomery, Montgomery County, Texas 77356

MORTGAGEE: **Icon Bank of Texas, N.A.**
7906 N. Sam Houston Parkway W., Suite 100
Houston, Texas 77064

DEBTOR: **James C. Graves and Angela Graves**
786 River Road
Montgomery, Montgomery County, Texas 77356

GUARANTOR: **Villa Graves Properties, LP**
786 River Road
Montgomery, Montgomery County, Texas 77356

COLLATERAL: All of Mortgagor's interest in the **Two Hundred Six (206)** rail cars, described in Exhibit "A" attached hereto and any leases and management agreements relating thereto.

**RAILROAD CAR MORTGAGE, SECURITY AGREEMENT,
ASSIGNMENT OF INTEREST IN LEASES AND
FINANCING STATEMENT**

Date: 11/9/2015

THIS RAILROAD CAR MORTGAGE, SECURITY AGREEMENT, ASSIGNMENT OF INTEREST IN LEASES AND FINANCING STATEMENT ("Agreement") made and entered into by and between **Icon Bank of Texas, N.A.**, whose address is **7906 N. Sam Houston Parkway W., Suite 100, Houston, Texas 77064** (whether one or more "Secured Party") and **Villa Graves Properties, LP** (whether one or more "Mortgagor"), whose address is **786 River Road, Montgomery, Texas 77356**, as follows:

1. **Indebtedness.** The Security Interest (defined below) is herein created to secure all obligations and indebtedness to Secured Party, direct or indirect, related or unrelated, now existing or hereafter arising, of whatsoever kind or character, whenever or however created or incurred of **James C. Graves and Angela Graves** ("Debtor") including, but not limited to, those provided for in that certain note in the original principal amount of **\$180,000.00** payable to **Icon Bank of Texas, N.A.** ("Note"), together with all renewals, extensions and rearrangements thereof (the "Indebtedness").

2. **Agreement and Collateral.** For value received, Mortgagor hereby grants to Secured Party a security interest ("Security Interest") in the following described railroad cars and certain

leases relating thereto, together with the additional property described in paragraph 3F hereof ("Collateral"), to-wit:

(i) Railcars: the **Two Hundred Six (206)** rail cars, all bearing the numbers set forth in Exhibit "A" attached hereto and made a part hereof for all purposes and management agreements relating thereto:

(ii) The rights of the Mortgagor under certain lease agreements now, or hereinafter, applicable to all or any portion of the above-described rail cars, including, but not limited to, those certain lease agreements (herein collectively the "Lease Agreements") described in the Lease Certificate of even date herewith, and all amendments to such agreements;

(iii) All Accounts, all Commercial Tort Claims, all Chattel Paper (whether Tangible or Electronic), all General Intangibles, all Instruments and Proceeds, as those terms are defined in the UCC, and all books and records relating to or arising out of any of the items described in items (i) and (ii) above, and all files, correspondence, computer programs, tapes, discs and related data processing software owned by the Mortgagor in which the Mortgagor has an interest, and which contains the information concerning or relating to any of the foregoing, as they relate to any of the items described in subsections (i) and (ii) above.

"UCC" means Uniform Commercial Code as in effect in the State of Texas, as the same has been or may be amended or revised from time to time.

3. Mortgagor's Warranties, Covenants and Further Agreements.

A. Title. Except for the Security Interest, Mortgagor owns or on acquisition will own, the Collateral free from any lien, security interest, encumbrance or claim (except liens for current taxes not due) and Mortgagor will, at Mortgagor's cost, keep the Collateral free from any other lien, security interest, encumbrance or claim, and defend the Security Interest and Mortgagor's rights in the Collateral against all claims and demands of all persons at any time claiming the same or any interest therein. Mortgagor is the duly registered owner of the Collateral pursuant to a proper registration under the Revised Interstate Commerce Act, as amended, and Mortgagor qualifies in all respects as a citizen of the United States as defined in said Act. Mortgagor has the power and authority to execute and deliver this Agreement. The execution, delivery, and performance of this Agreement by Mortgagor do not and will not violate any law or any rule, regulation or order of any governmental authority. This Agreement and any instrument or document which is, or shall be, included in the Collateral is, and shall be, genuine and legally enforceable and free from any setoff, counterclaim, or defense.

B. Recorded Instruments. No conveyance, financing statement or other instrument affecting Mortgagor's title to the Collateral or any part thereof is on file in any public office. At

Secured Party's request Mortgagor will execute all financing statements and other instruments and take all other actions deemed necessary by Secured Party to perfect the Security Interest and Mortgagor will pay all costs thereof. A carbon, photographic or other reproduction of this Agreement or of any financing statement covering the Collateral shall be sufficient as a financing statement and may be filed as a financing statement. The address of Mortgagor designated at the beginning of this Agreement is Mortgagor's place of business if Mortgagor has only one place of business; Mortgagor's chief executive office if Mortgagor has more than one place of business; or Mortgagor's residence if Mortgagor has no place of business.

C. Assignment. Other than in the ordinary course of business, Mortgagor will not sell, lease, rent, charter, or otherwise dispose of all or part of the Collateral. Secured Party may assign or transfer all or part of its rights in, and obligations, if any, under the Indebtedness, the Collateral and this Agreement.

D. Insurance. Mortgagor shall be responsible for any loss of or damage to the Collateral. Mortgagor shall at its own expense insure the Collateral against property damage and carry insurance against public liability in such amounts and with such insurers as are acceptable to Secured Party. Mortgagor shall name Secured Party or cause Secured Party to be named as an additional insured under all policies of liability insurance and as the mortgagee and loss payee under all policies of casualty insurance. Secured Party is hereby authorized in its own name and in the name of Mortgagor to collect, adjust, and settle any claims under any policies of casualty insurance and to endorse any checks, drafts, or instruments in connection therewith. Secured Party may apply any proceeds from casualty insurance to the Indebtedness in such manner as Secured Party may elect. All policies of insurance shall provide for written notice to Secured Party at least THIRTY (30) days prior to cancellation. If Mortgagor fails to obtain or maintain any insurance required hereunder or fails to provide evidence of such insurance in form and content satisfactory to Secured Party, Secured Party, at its option and in addition to its other remedies, may obtain substitute insurance, or may obtain insurance that covers only the Secured Party's interest in the Collateral. Secured Party may add to the Indebtedness the premium advanced by Secured Party for any such insurance, and may charge interest on the amount of such premium at the maximum rate permitted by applicable law.

E. Maintenance. Mortgagor will maintain and keep the Collateral in good condition and repair and will maintain, service, repair, overhaul, and test the Collateral so as to keep the Collateral in good operating condition in conformity with any applicable mandatory manufacturer's operating manual, instructions or service bulletins and the Collateral shall be maintained in good standing at all times under all applicable federal and state law. Mortgagor agrees that the Collateral will not be maintained, used, or operated in violation of any policy of insurance or any law or any rule, regulation, or order of any governmental authority having jurisdiction. Mortgagor will maintain all records, logs, and other materials required by applicable state and federal law and regulation to be maintained in respect of the Collateral, and Secured Party or its agents shall have the right to inspect the Collateral and examine, audit, and copy all records, logs, and other material relating to the Collateral. Mortgagor will not enter into any maintenance interchange or pooling arrangement affecting the Security Interest in the

Collateral, or any part thereof. At any time Mortgagor shall furnish reports, data and financial statements, including audits by independent public accountants, in respect of the Collateral and Mortgagor's business and financial condition, as Secured Party may require. Mortgagor will pay promptly when due all taxes and assessments on the Collateral or for its use and operation and all costs, expenses and insurance premiums necessary to preserve, protect, maintain and collect the Collateral. Secured Party may, at its option, discharge such costs, expenses, and premiums for the repair, maintenance, and preservation of the Collateral, and all sums so expended shall be part of the Indebtedness and shall bear interest at the maximum rate permitted by applicable law.

F. Additional Property. The Collateral includes (i) all products and proceeds of, accessions to, and substitutions and replacements for, the property described in Paragraph 2 above and all leases, subleases, rental agreements, charter agreements, and other agreements relating to the property described in Paragraph 2 above, including, but not limited to, Mortgagor's right to receive any and all rents, lease payments, fees or other amounts under such leases, subleases or agreements, and (ii) all books, logs, records, registrations, schedules, and warranties that relate to the Collateral. Secured Party shall have the right to set off and apply against the Indebtedness or any part thereof at any time, without notice to Mortgagor, any and all deposits or other sums at any time credited by or due from Secured Party to Mortgagor, whether in a special account or other account or represented by a certificate of deposit (whether or not matured), which deposits and other sums shall at all times constitute additional security for the Indebtedness. Mortgagor will immediately deliver all additional property to Secured Party upon receipt by Mortgagor, with proper instruments of transfer and assignment, if possession by Secured Party is necessary to perfect Secured Party's Security Interest or if otherwise required pursuant to this Agreement. The Collateral shall not include, in the case of consumer goods, any after-acquired property other than accessions and property acquired within TEN (10) days after Secured Party has given value to Mortgagor.

G. Change of Location. Mortgagor agrees that the Collateral will normally not be operated or located outside the FORTY-EIGHT (48) states constituting the continental United States. Notwithstanding the foregoing, the Mortgagor has advised the Secured Party that, from time to time, its ordinary customers may seek to route elements of the Collateral to Alaska, Canada and Mexico. The Mortgagor warrants that should any of the Collateral be routed to Mexico, the obligation of the party using the Collateral in Mexico shall impose upon that party full responsibility for all wear, tear and damage which occurs to the Collateral while located in Mexico.

H. Condition. The Collateral is currently in good working order. Mortgagor will at all times keep the Collateral duly registered with the Surface Transportation Board and all other federal and state authorities having jurisdiction, and will not allow such registration at any time to expire, or to be suspended, revoked, cancelled or terminated.

I. Notice of Changes. Mortgagor will immediately notify Secured Party of any change occurring in or to the Collateral, of any change in Mortgagor's principal place of business, chief executive office, or residence, or of any change in any fact or circumstance

warranted or represented by Mortgagor to Secured Party, or if any event of default under this Agreement occurs.

J. Indemnity. Mortgagor hereby agrees to indemnify and hold Secured Party harmless from and against any and all present and future claims, actions, liabilities, and damages arising in connection with this Agreement, the Indebtedness, or the Collateral, and all costs and expenses (including attorneys' fees) incurred by Secured Party in respect thereof.

4. Rights of Secured Party. Mortgagor hereby appoints Secured Party as Mortgagor's attorney-in-fact to do any act which Mortgagor is obligated by this Agreement to do, to exercise all rights of Mortgagor in the Collateral, and to do all things deemed necessary by Secured Party to perfect the Security Interest and preserve, collect, enforce and protect the Collateral and any insurance proceeds thereof, all at Mortgagor's cost and without any obligation on Secured Party so to act, including, but not limited to, transferring title into the name of Secured Party, or its nominee, or receipting for, settling, or otherwise realizing upon the Collateral. Secured Party may, in its discretion, require Mortgagor to give possession or control of the Collateral to Secured Party; take control of the Collateral or proceeds thereof and use cash proceeds to reduce any part of the Indebtedness; require additional Collateral; notify the post office authorities to change the address for delivery of mail to Mortgagor to an address designated by Secured Party and to receive, open, and dispose of mail addressed to Mortgagor; exercise such rights as Mortgagor might exercise relative to the Collateral, including, without limitation, the leasing, chartering, renting or other utilization thereof; give notices to account Mortgagors and other parties liable under the Collateral to make payment directly to Secured Party; renew, extend, or otherwise change the terms and conditions of any of the Collateral or the Indebtedness; compromise, prosecute, or defend any action, claim, or proceeding concerning the Collateral; endorse any checks, draft, documents, or instruments arising in connection with or pertaining to the Collateral; reject as unsatisfactory any property hereafter offered by Mortgagor as Collateral; designate, from time to time, a certain percentage of the Collateral as the loan value and require Mortgagor to maintain the Indebtedness at or below such figure. Secured Party shall not be liable for any act or omission on the part of Secured Party, its officers, agents or employees, except willful misconduct. Secured Party shall not be responsible for any depreciation in the value of the Collateral or for preservation of rights against prior parties. Additionally, and without regard to whether an Event of Default then exists, the Secured Party may, from time to time, and at any time, notify any party who has leased all or any portion of the Collateral, and direct them to make all future payments due under any Lease Agreement directly to the Secured Party for immediate application to the Indebtedness. The foregoing rights and powers of Secured Party may be exercised before or after default and shall be in addition to, and not a limitation upon, any rights and powers of Secured Party given herein or by law, custom, or otherwise.

5. Events of Default. Debtor and Mortgagor shall be in default hereunder upon the happening of any of the following events or conditions: (a) any default in the timely payment or performance of the Indebtedness or any part thereof; (b) any failure or refusal of Debtor or the Mortgagor (hereinafter defined) to perform or observe any obligation, covenant, or agreement

made or owed by it to Secured Party: (c) any warranty, representation, or statement made or furnished to Secured Party by or on behalf of Debtor or the Mortgagor proves to have been false in any material respect when made or furnished; (d) any loss, theft, substantial damage, sale, unlawful use, unauthorized transfer, or other deterioration or impairment of the Collateral or any part thereof; (e) the death, incapacity, dissolution, liquidation, merger, consolidation, termination of existence, insolvency, or business failure of Debtor or the Mortgagor, or the appointment of a receiver, trustee, or other legal representative for Debtor or the Mortgagor or any of their respective property, or Debtor or the Mortgagor shall make an assignment for the benefit of its creditors, or proceedings under any bankruptcy or insolvency law shall be commenced by or against Debtor or the Mortgagor; (f) any event which permits the acceleration of the maturity of indebtedness of Debtor or the Mortgagor to others under any indenture, agreement, or undertaking; (g) the making of any levy, attachment, execution, or other process against Debtor or the Mortgagor or any of the Collateral; (h) any judgment shall have been rendered against Debtor or the Mortgagor which remains unpaid for THIRTY (30) days or (j) any default hereunder or the Note and/or the documents evidencing the Indebtedness and/or the documents securing same.

For purposes of this Agreement, the term "Obligated Party" means the Mortgagor, any guarantor, surety, endorser, or other party (other than Debtor) directly or indirectly obligated, primarily or secondarily, for the Indebtedness or any portion thereof.

6. Remedies of Secured Party upon Default. When an event of default occurs, and at any time thereafter, Secured Party may declare all or any part of the Indebtedness immediately due and payable and may proceed to enforce payment of the same and to exercise any and all of the rights and remedies provided by the Texas Uniform Commercial Code ("Code"), as well as all other rights and remedies possessed by Secured Party under this Agreement, at law, in equity, or otherwise. Secured Party may also require Mortgagor at Mortgagor's cost to assemble the Collateral and all log books and records relating thereto and make them available to Secured Party at any place to be designated by Secured Party which is reasonably convenient to both parties. For purposes of the notice requirements of the Code, Secured Party and Mortgagor agree that notice given at least FIVE (5) days prior to the related action hereunder is reasonable. Secured Party shall have authority to enter upon any premises upon which the Collateral may be situated, and remove the same therefrom. Expenses of retaking, holding, maintaining, insuring, preparing for sale or lease, selling, leasing, or the like, shall include, without limitation, Secured Party's reasonable attorneys' fees and legal expenses and all such expenses shall be recovered by Secured Party before applying the proceeds from the disposition of the Collateral toward the Indebtedness. Secured Party may use its discretion in applying the proceeds of any disposition of the Collateral. All rights and remedies of Secured Party hereunder are cumulative and may be exercised singly or concurrently. The exercise of any right or remedy will not be a waiver of any other.

7. General.

A. Waiver by Secured Party. No waiver by Secured Party of any right hereunder

or of any default by Debtor or Obligated Party shall be binding upon Secured Party unless in writing. Failure or delay by Secured Party to exercise any right hereunder or waiver of any default of Debtor or Obligated Party shall not operate as a waiver of any other right, of further exercise of such rights, or of any further default.

B. Parties Bound. This Agreement shall be binding upon and inure to the benefit of the parties hereto and their respective heirs, executors, administrators, legal representatives, successors, receivers, trustees and assigns where permitted by this Agreement. If this Agreement is signed by more than one Debtor or Obligated Party, each Debtor or Obligated Party shall be jointly and severally liable for all representations, warranties, and agreements hereunder, and all provisions hereof regarding the Indebtedness or the Collateral shall apply to any Indebtedness or Collateral of any or all of them. This Agreement shall constitute a continuing agreement applying to all future as well as existing transactions, such future transactions being contemplated by Debtor or Obligated Party and Secured Party. If all Indebtedness shall at any time be paid in full, this Agreement shall nonetheless remain in full force and effect with respect to any Indebtedness thereafter incurred.

C. Applicable Law. This Agreement shall be governed by and construed in accordance with the laws of the State of Texas and the applicable laws of the United States of America and is performable in the county where the principal office of Secured Party is located. Except as otherwise provided herein, all terms used herein which are defined in the Code shall have the meanings therein stated.

D. Notice. Notice shall be given or sent when mailed postage prepaid to Debtor's, Mortgagor's or Obligated Party's address given above or to Debtor's, Mortgagor's or Obligated Party's most recent address as shown by notice of change of address on file with Secured Party.

E. Modification. This Agreement shall not be amended in any way except by a written agreement signed by the parties hereto.

F. Severability. The unenforceability of any provision of this Agreement shall not affect the enforceability or validity of any other provision hereof.

G. Construction. If there is any conflict between the provisions hereof and the provisions of the Indebtedness, the latter shall control. The captions herein are for convenience of reference only and not for definition or interpretation.

H. Waiver. Debtor, Mortgagor and any other Obligated Party hereby waives presentment demand, notice of intent to demand, notice of dishonor, protest, notice of acceleration, notice of intent to accelerate, and notice of protest, and all other notices with respect to collection, or acceleration of maturity, of the Collateral and the Indebtedness.

I. Additional Terms. All annexes and schedules attached hereto, if any, are hereby made a part hereof.

J. ENTIRE AGREEMENT. THIS AGREEMENT AND ALL OTHER INSTRUMENTS, DOCUMENTS AND AGREEMENTS EXECUTED AND DELIVERED IN CONNECTION WITH THIS AGREEMENT EMBODY THE FINAL, ENTIRE AGREEMENT AMONG THE PARTIES HERETO AND SUPERSEDE ANY AND ALL PRIOR COMMITMENTS, AGREEMENTS, REPRESENTATIONS AND UNDERSTANDINGS, WHETHER WRITTEN OR ORAL, RELATING TO THIS AMENDMENT, AND MAY NOT BE CONTRADICTED OR VARIED BY EVIDENCE OF PRIOR, CONTEMPORANEOUS OR SUBSEQUENT ORAL AGREEMENTS OR DISCUSSIONS OF THE PARTIES HERETO. THERE ARE NO ORAL AGREEMENTS AMONG THE PARTIES HERETO.

K. Counterparts. This Agreement can be in any number of counterparts each of which shall be deemed an original for purposes of enforcing the same and production of any original other than the original to be produced need not be required.

L. Cross-Default/Cross-Collateralization An event of default hereunder, the Note or any document or instrument relating thereto, shall also be considered an event of default on any additional loans made by Secured Party to Debtor, Mortgagor or Guarantor, including the promissory notes in the original principal sums of **\$3,790,000.00, \$662,424.00, \$285,000.00, \$130,000.00, \$67,500.00, \$170,000.00 and \$245,000.00** and payable to the order of Secured Party, whether now existing or hereafter created, all of which are hereinafter referred to as the "Other Indebtedness". The liens and security interest securing the Note, also secure the payment, performance and observance of the Other Indebtedness and the liens and security interest securing the Other Indebtedness, also secure the payment, performance and observance of the Note. The Other Indebtedness being secured by the rail cars described in the Railroad Car Mortgage Agreement, Security Agreement, Assignment of Interest in Leases and Financing Statements filed under recordation numbers **31620, 29962, 30688-A, 30761, 30852, 31431, and 31768** with the Surface Transportation Board. In connection herewith, a default of any term, condition or provision of the Note shall constitute a default of the Other Indebtedness and shall allow Secured Party to foreclose its interest in any security instrument which secures the Other Indebtedness and apply any proceeds at its discretion. Additionally, it is further agreed and stipulated that a default of any term, condition or provision of the Other Indebtedness shall constitute a default of the Note and shall allow Secured Party to foreclose its interest in any security instrument which secures the Note and apply any proceeds at Secured Party's discretion.

SIGNATURE(S) ON FOLLOWING PAGE(S)

MORTGAGOR:

Villa Graves Properties, LP
By: Villa Graves Properties GP, LLC
Its General Partner

By: *James C. Graves, President*
James C. Graves, President

STATE OF Texas §
 §
COUNTY OF Harris §

On this 9th day of November, 2015, before me personally appeared **James C. Graves, President of Villa Graves Properties GP, LLC**, the general partner of **Villa Graves Properties, LP**, who being by me duly sworn, says that his execution of the foregoing instrument was and is his free act and deed.

Courtney Graves
Notary Public, the State of Texas

DEBTOR:



James C. Graves
James C. Graves

STATE OF Texas §
 §
COUNTY OF Harris §

On this 9th day of November, 2015, before me personally appeared **James C. Graves**, who being by me duly sworn, says that his execution of the foregoing instrument was and is his free act and deed.

Courtney Graves
Notary Public, the State of Texas



Angela Graves
Angela Graves

STATE OF Texas

§
§
§

COUNTY OF Harris

On this 9 day of November, 2015, before me personally appeared **Angela Graves**, who being by me duly sworn, says that his execution of the foregoing instrument was and is his free act and deed.

Courtney Graves
Notary Public, the State of Texas



SECURED PARTY:

Icon Bank of Texas, N.A.

By: Mitchell Schulman
Mitchell Schulman, Market President – Southwest

STATE OF TEXAS

§
§
§

COUNTY OF HARRIS

On this 12 day of November 2015, before me personally appeared **Mitchell Schulman**, to me personally known, who being by me duly sworn, says that he is a Market President of **Icon Bank of Texas, N.A.**, that said instrument was signed on behalf of said **Icon Bank of Texas, N.A.**, by authority of its board of directors and he acknowledged that execution of the foregoing instrument was the free act and deed of **Icon Bank of Texas, N.A.**

EXHIBIT A
 TO THE MANAGEMENT AGREEMENT
 BETWEEN
 GLNX CORPORATION AND VILLA GRAVES PROPERTIES, LP
 DATED DECEMBER 14, 2012

RAILWAY EQUIPMENT

<u>Car Number</u>	<u>Nominal Capacity</u>	<u>DOT Specification</u>
GLNX 134	34,000 gallons	112J340W
GLNX 151	34,000 gallons	112J400W
GLNX 153	34,000 gallons	112J400W
GLNX 161	34,000 gallons	112J400W
GLNX 164	34,000 gallons	112J400W
GLNX 167	34,000 gallons	112J400W
GLNX 179	34,000 gallons	112J400W
GLNX 186	34,000 gallons	112J400W
GLNX 202	34,000 gallons	112J400W
GLNX 209	34,000 gallons	112J400W
GLNX 228	34,000 gallons	112J400W
GLNX 290	34,000 gallons	105J300W
GLNX 301	34,000 gallons	105J300W
GLNX 302	34,000 gallons	105J300W
GLNX 351	34,000 gallons	105J300W
GLNX 389	34,000 gallons	105J300W
GLNX 390	34,000 gallons	105J300W
GLNX 2504	23,500 gallons	111A100W3
GLNX 2550	23,500 gallons	111A100W3
GLNX 2553	23,500 gallons	111A100W3
GLNX 3005	30,000 gallons	111A100W1
GLNX 3008	30,000 gallons	111A100W1
GLNX 3009	30,000 gallons	111A100W1
GLNX 3016	30,000 gallons	111A100W1
GLNX 3401	33,500 gallons	112J340W
GLNX 3402	33,500 gallons	112J340W
GLNX 3407	33,500 gallons	112J340W
GLNX 3416	33,500 gallons	112J340W
GLNX 3424	33,500 gallons	112J340W
GLNX 3429	33,500 gallons	112J340W
GLNX 3433	33,500 gallons	112J340W
GLNX 3517	23,500 gallons	111A100W3
GLNX 3529	23,500 gallons	111A100W3
GLNX 3560	23,500 gallons	111A100W3
GLNX 3587	23,500 gallons	111A100W3
GLNX 3623	23,500 gallons	111A100W3
GLNX 20000	20,000 gallons	111A100W3
GLNX 21031	20,000 gallons	111A100W1
GLNX 21032	20,000 gallons	111A100W1
GLNX 21033	20,000 gallons	111A100W1
GLNX 21037	20,000 gallons	111A100W1
GLNX 21047	20,000 gallons	111A100W1

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TO THE MANAGEMENT AGREEMENT
BETWEEN
GLNX CORPORATION AND VILLA GRAVES PROPERTIES, LP
DATED DECEMBER 14, 2012

RAILWAY EQUIPMENT

<u>Car Number</u>	<u>Nominal Capacity</u>	<u>DOT Specification</u>
GLNX 21049	20,000 gallons	111A100W1
GLNX 21112	20,000 gallons	111A100W1
GLNX 23002	23,500 gallons	111A100W3
GLNX 23013	23,500 gallons	111A100W3
GLNX 23014	23,500 gallons	111A100W3
GLNX 23100	23,500 gallons	111A100W3
GLNX 23156	23,500 gallons	111A100W3
GLNX 23157	23,500 gallons	111A100W3
GLNX 23158	23,500 gallons	111A100W3
GLNX 23162	23,500 gallons	111A100W3
GLNX 23166	23,500 gallons	111A100W3
GLNX 23173	23,500 gallons	111A100W3
GLNX 23178	23,500 gallons	111A100W3
GLNX 23179	23,500 gallons	111A100W3
GLNX 23202	23,500 gallons	111A100W3
GLNX 23205	23,500 gallons	111A100W3
GLNX 23222	23,500 gallons	111A100W3
GLNX 23223	23,500 gallons	111A100W3
GLNX 23227	23,500 gallons	111A100W3
GLNX 23233	23,500 gallons	111A100W3
GLNX 23234	23,500 gallons	111A100W3
GLNX 23237	23,500 gallons	111A100W3
GLNX 23250	23,500 gallons	111A100W3
GLNX 23254	23,500 gallons	111A100W3
GLNX 23225	23,500 gallons	111A100W3
GLNX 23326	23,500 gallons	111A100W3
GLNX 23750	23,500 gallons	111A100W3
GLNX 23751	23,500 gallons	111A100W3
GLNX 23753	23,500 gallons	111A100W3
GLNX 23754	23,500 gallons	111A100W3
GLNX 23756	23,500 gallons	111A100W3
GLNX 23757	23,500 gallons	111A100W3
GLNX 23759	23,500 gallons	111A100W3
GLNX 23760	23,500 gallons	111A100W3
GLNX 23762	23,500 gallons	111A100W3
GLNX 23763	23,500 gallons	111A100W3
GLNX 23766	23,500 gallons	111A100W3
GLNX 23767	23,500 gallons	111A100W3
GLNX 23769	23,500 gallons	111A100W3
GLNX 23771	23,500 gallons	111A100W3
GLNX 23772	23,500 gallons	111A100W3
GLNX 23775	23,500 gallons	111A100W3

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TO THE MANAGEMENT AGREEMENT
BETWEEN
GLNX CORPORATION AND VILLA GRAVES PROPERTIES, LP
DATED DECEMBER 14, 2012

RAILWAY EQUIPMENT

<u>Car Number</u>	<u>Nominal Capacity</u>	<u>DOT Specification</u>
GLNX 23777	23,500 gallons	111A100W3
GLNX 23778	23,500 gallons	111A100W3
GLNX 23781	23,500 gallons	111A100W3
GLNX 23783	23,500 gallons	111A100W3
GLNX 23784	23,500 gallons	111A100W3
GLNX 23787	23,500 gallons	111A100W3
GLNX 24000	23,500 gallons	111A100W3
GLNX 24103	23,500 gallons	111A100W3
GLNX 24106	23,500 gallons	111A100W3
GLNX 24109	23,500 gallons	111A100W3
GLNX 24111	23,500 gallons	111A100W3
GLNX 24112	23,500 gallons	111A100W3
GLNX 24114	23,500 gallons	111A100W3
GLNX 24119	23,500 gallons	111A100W3
GLNX 33305	34,000 gallons	105J300W
GLNX 33406	34,000 gallons	105J300W
GLNX 33426	34,000 gallons	105J300W
GLNX 33435	34,000 gallons	105J300W
GLNX 33504	33,500 gallons	112J400W
GLNX 33506	33,500 gallons	112J400W
GLNX 33601	33,500 gallons	112J340W
GLNX 33911	34,000 gallons	112J340W
GLNX 33914	34,000 gallons	112J340W
GLNX 33938	34,000 gallons	112J340W
GLNX 33966	34,000 gallons	112J340W
GLNX 33976	34,000 gallons	112J340W
GLNX 34323	34,000 gallons	105J300W
GLNX 34324	34,000 gallons	105J300W
GLNX 34325	34,000 gallons	105J300W
GLNX 34326	34,000 gallons	105J300W
GLNX 34328	34,000 gallons	105J300W
GLNX 34329	34,000 gallons	105J300W
GLNX 34330	34,000 gallons	105J300W
GLNX 34355	34,000 gallons	105J300W
GLNX 34360	34,000 gallons	105J300W
GLNX 34361	34,000 gallons	105J300W
GLNX 34362	34,000 gallons	105J300W
GLNX 34504	34,000 gallons	105J300W
GLNX 34510	34,000 gallons	105J300W
GLNX 34511	34,000 gallons	105J300W
GLNX 34526	34,000 gallons	105J300W
GLNX 34527	34,000 gallons	105J300W

EXHIBIT A
TO THE MANAGEMENT AGREEMENT
BETWEEN
GLNX CORPORATION AND VILLA GRAVES PROPERTIES, LP
DATED DECEMBER 14, 2012

RAILWAY EQUIPMENT

<u>Car Number</u>	<u>Nominal Capacity</u>	<u>DOT Specification</u>
GLNX 34528	34,000 gallons	105J300W
GLNX 34529	34,000 gallons	105J300W
GLNX 34530	34,000 gallons	105J300W
GLNX 34535	34,000 gallons	105J300W
GLNX 34536	34,000 gallons	105J300W
GLNX 34538	34,000 gallons	105J300W
GLNX 34553	34,000 gallons	105J300W
GLNX 34554	34,000 gallons	105J300W
GLNX 34555	34,000 gallons	105J300W
GLNX 34556	34,000 gallons	105J300W
GLNX 34557	34,000 gallons	105J300W
GLNX 34558	34,000 gallons	105J300W
GLNX 34559	34,000 gallons	105J300W
GLNX 34560	34,000 gallons	105J300W
GLNX 34562	34,000 gallons	105J300W
GLNX 34563	34,000 gallons	105J300W
GLNX 34565	34,000 gallons	105J300W
GLNX 34566	34,000 gallons	105J300W
GLNX 34568	34,000 gallons	105J300W
GLNX 34569	34,000 gallons	105J300W
GLNX 34570	34,000 gallons	105J300W
GLNX 34572	34,000 gallons	105J300W
GLNX 34575	34,000 gallons	105J300W
GLNX 34578	34,000 gallons	105J300W
GLNX 34594	34,000 gallons	105J300W
GLNX 34597	34,000 gallons	105J300W
GLNX 34599	34,000 gallons	105J300W
GLNX 34603	34,000 gallons	105J300W
GLNX 34604	34,000 gallons	105J300W
GLNX 34605	34,000 gallons	105J300W
GLNX 34606	34,000 gallons	105J300W
GLNX 34609	34,000 gallons	105J300W
GLNX 34610	34,000 gallons	105J300W
GLNX 34612	34,000 gallons	105J300W
GLNX 34617	34,000 gallons	105J300W
GLNX 34623	34,000 gallons	105J300W
GLNX 34629	34,000 gallons	105J300W
GLNX 34657	34,000 gallons	105J300W
GLNX 34658	34,000 gallons	105J300W
GLNX 34662	34,000 gallons	105J300W
GLNX 34702	34,000 gallons	105J300W
GLNX 34704	34,000 gallons	105J300W

EXHIBIT A
TO THE MANAGEMENT AGREEMENT
BETWEEN
GLNX CORPORATION AND VILLA GRAVES PROPERTIES, LP
DATED DECEMBER 14, 2012

RAILWAY EQUIPMENT

<u>Car Number</u>	<u>Nominal Capacity</u>	<u>DOT Specification</u>
GLNX 34706	34,000 gallons	105J300W
GLNX 34707	34,000 gallons	105J300W
GLNX 34715	34,000 gallons	105J300W
GLNX 34720	34,000 gallons	105J300W
GLNX 34730	34,000 gallons	105J300W
GLNX 34733	34,000 gallons	105J300W
GLNX 34735	34,000 gallons	105J300W
GLNX 34741	34,000 gallons	105J300W
GLNX 34745	34,000 gallons	105J300W
GLNX 34746	34,000 gallons	105J300W
GLNX 83022	23,500 gallons	111A100W3
GLNX 86032	23,500 gallons	111A100W3
GLNX 86054	23,500 gallons	111A100W3
GLNX 86058	23,500 gallons	111A100W3
GLNX 86096	23,500 gallons	111A100W3
GLNX 86240	23,500 gallons	111A100W3
GLNX 86246	23,500 gallons	111A100W3
GLNX 86258	23,500 gallons	111A100W3
GLNX 86262	23,500 gallons	111A100W3
GLNX 86264	23,500 gallons	111A100W3
GLNX 86270	23,500 gallons	111A100W3
GLNX 86277	23,500 gallons	111A100W3
GLNX 86318	23,500 gallons	111A100W3
GLNX 86322	23,500 gallons	111A100W3
GLNX 86330	23,500 gallons	111A100W3
GLNX 86333	23,500 gallons	111A100W3
GLNX 86337	23,500 gallons	111A100W3
GLNX 86339	23,500 gallons	111A100W3

196 Cars

EXHIBIT A
TO THE MANAGEMENT AGREEMENT
BETWEEN
GLNX CORPORATION AND VILLA GRAVES PROPERTIES, LP
DATED DECEMBER 14, 2012

RAILWAY EQUIPMENT

<u>Car Number</u>	<u>Nominal Capacity</u>	<u>DOT Specification</u>
GLNX 385	34,000 gallons	105J300W
GLNX 32800	33,000 gallons	112J340W
GLNX 32803	33,000 gallons	112J340W
GLNX 33000	33,500 gallons	112J400W
GLNX 33001	33,500 gallons	112J400W
GLNX 33002	33,500 gallons	112J400W
GLNX 33003	33,500 gallons	112J400W
GLNX 33004	33,500 gallons	112J400W
GLNX 33005	33,500 gallons	112J400W
GLNX 33006	33,500 gallons	112J400W
GLNX 33007	33,500 gallons	112J400W
GLNX 33008	33,500 gallons	112J400W
GLNX 33009	33,500 gallons	112J400W
GLNX 33010	33,500 gallons	112J400W
GLNX 33011	33,500 gallons	112J400W
GLNX 33012	33,500 gallons	112J400W
GLNX 33013	33,500 gallons	112J400W
GLNX 33014	33,500 gallons	112J400W
GLNX 33015	33,500 gallons	112J400W
GLNX 33016	33,500 gallons	112J400W
GLNX 33017	33,500 gallons	112J400W
GLNX 33018	33,500 gallons	112J400W
GLNX 34231	33,500 gallons	112J340W
GLNX 34232	33,500 gallons	112J340W
GLNX 34233	33,500 gallons	112J340W
GLNX 34234	33,500 gallons	112J340W
GLNX 34235	33,500 gallons	112J340W
GLNX 34236	33,500 gallons	112J340W
GLNX 34237	33,500 gallons	112J340W
GLNX 34238	33,500 gallons	112J340W
GLNX 34239	33,500 gallons	112J340W

31 Cars

227 Cars