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INTERSTATE COMMERCE COMMISSION

SECURITY AGREEMENT

THIS SECURITY AGREEMENT (the "Security Agreement") dated as of October 1, 1971 from POWER ASSOCIATES, an Illinois limited partnership (the "Debtor"), whose post office address is c/o Leasing Consultants, 221 North La Salle Street, Chicago, Illinois 60601, to Northwestern National Life * (the "Secured Party") having its principal office at P. O. Box 20, Minneapolis, Minnesota

*Insurance Company

RECITALS:

A. The Secured Party and the Debtor have entered into a Loan Agreement dated as of October 1, 1971 (the "Loan Agreement") providing for the commitment of the Secured Party to make loans to the Debtor on or before December 31, 1971, not exceeding $1,000,000 in aggregate principal amount. The loans are to be evidenced by the 9 1/2% Secured Notes (the "Notes") of the Debtor, expressed to bear interest at the rate of 9 1/2% per annum prior to maturity and to mature in 59 substantially equal quarterly installments, to include both principal and interest, with the final installment payable not later than September 30, 1986, and to be otherwise substantially in the form attached hereto as Exhibit A;

B. The Notes and all principal thereof and interest thereon and all additional amounts and other sums at any time due and owing from or required to be paid by the Debtor under the terms of the Notes, this Security Agreement or the Loan Agreement are hereinafter sometimes referred to as "indebtedness hereby secured"; and

C. All of the requirements of law have been fully complied with and all other acts and things necessary to make this Security Agreement a valid, binding and legal instrument for the security of the Notes have been done and performed.

SECTION 1. GRANT OF SECURITY.

The Debtor in consideration of the premises and of the sum of Ten Dollars received by the Debtor from the Secured Party and other good and valuable consideration, receipt whereof is hereby acknowledged, and in order to secure the payment of the principal of and interest on the Notes according to their tenor and effect, and to secure the payment of all other indebtedness hereby secured and the performance and observance of all covenants and conditions in the Notes and in this Security Agreement and in the Loan Agreement contained, does hereby convey, warrant, mortgage,

granted upon the express condition that if the Debtor shall pay or cause to be paid all the indebtedness hereby secured and shall observe, keep and perform all the terms and conditions, covenants and agreements herein and in the Loan Agreement and the Notes contained, then these presents and the estate hereby granted and conveyed shall cease and this Security Agreement shall become null and void; otherwise to remain in full force and effect.

SECTION 2. COVENANTS AND WARRANTIES OF THE PARTNERSHIP.

The Debtor covenants, warrants and agrees as follows:

Section 2.1. Debtor's Duties. The Debtor covenants and agrees well and truly to perform, abide by and to be governed and restricted by each and all of the terms, provisions, restrictions, covenants and agreements set forth in the Loan Agreement, and in each and every supplement thereto or amendment thereof which may at any time or from time to time be executed and delivered by the parties thereto or their successor and assigns, to the same extent as though each and all of said terms, provisions, restrictions, covenants and agreements were fully set out herein and as though any amendment or supplement to the Loan Agreement were fully set out in an amendment or supplement to this Security Agreement.

Section 2.2. Warranty of Authority and Title. The Debtor is a valid and subsisting limited partnership duly formed under the laws of the State of Illinois and has good right, full power and authority under its Partnership Agreement and otherwise to grant the Secured Party a security interest in the collateral for the purposes herein set forth. The Debtor is the owner of the collateral, free from any lien, security interest, encumbrance or other right, title or interest of any other person, firm or corporation, except such claims and encumbrances as are mentioned in the granting clause hereof, and the Debtor will warrant and defend the title to the collateral against all claims and demands whatsoever, subject only to the foregoing exceptions. Without limiting the foregoing, there is no financing statement in which the Debtor is named as, or which the Debtor has signed, as Debtor, now on file in any public office covering any of the collateral except the financing statements filed or to be filed in respect of the security interest provided for herein.

Section 2.3. Further Assurances. The Debtor will, at its own expense, do, execute, acknowledge and deliver all and every further acts, deeds, conveyances, transfers and assurances necessary or proper for the perfection of the security interest being herein provided for in the Collateral, whether now owned or hereafter acquired. Without limiting the foregoing but in furtherance of the security

interest herein granted in the rents and other sums due and to become due under the Lease the Debtor covenants and agrees that it will notify the Lessee of such assignment pursuant to Section 17 of the Lease and direct the Lessee to make all payments of such rents and other sums due and to become due under the Lease directly to the Secured Party or as the Secured Party may direct.

Section 2.4. After-acquired Property. Any and all property described or referred to in the granting clauses hereof which is hereinafter acquired shall ipso facto, and without any further conveyance, assignment or act on the part of the Debtor or the Secured Party become and be, subject to the security interest herein granted as fully and completely as though specifically described herein, but nothing in this Section 2.4 contained shall be deemed to modify or change the obligation of the Debtor under Section 2.3 hereof.

Section 2.5. Recordation and Filing. The Debtor will cause this Security Agreement and all supplements hereto, the Lease and all supplements thereto, and all financing and continuation statements and similar notices required by applicable law, at all times to be kept, recorded and filed at its own expense in such manner and in such places as may be required by law in order fully to preserve and protect the rights of the Secured Party hereunder.

Section 2.6. Liens on Equipment. The Debtor will not permit or create any liens or encumbrances upon the collateral without the prior written consent of the Secured Party.

Section 2.7. Modifications of the Lease. The Debtor will not:

(a) declare a default or exercise the remedies of the Lessor under, or terminate, modify or accept a surrender of, or offer or agree to any termination, modification, surrender or termination of, the Lease (except as otherwise expressly provided herein) or by affirmative act consent to the creation or existence of any security interest or other lien to secure the payment of indebtedness upon the leasehold estate created by the Lease or any part thereof; or

(b) receive or collect or permit the receipt or collection of any rental payment under the Lease prior to the date for payment thereof provided for by the Lease or assign, transfer or hypothecate (other than to the Secured Party hereunder) any rent payment then due or to accrue in the future under the Lease in respect of the Equipment; or

(c) sell, mortgage, transfer, assign or hypothecate (other than to the Secured Party hereunder) its interest in the Equipment or any part thereof or in any amount to be received by it from the use or disposition of the Equipment.

Section 2.8. Power of Attorney in respect of the Lease. Debtor does hereby irrevocably constitute and appoint the Secured Party, its true and lawful attorney with full power of substitution for it and in its name, place and stead, to ask, demand, collect, receive, receipt for, sue for, compound and give acquittance for any and all rents, income and other sums which are assigned under Section 1.1 and Section 1.2 hereof with full power to settle, adjust or compromise any claim thereunder as fully as the Debtor could itself do, and to endorse the name of the Debtor on all commercial paper given in payment or in part payment thereof, and in its discretion to file any claim or take any other action or proceedings, either in its own name or in the name of the Debtor or otherwise, which the Secured Party may deem necessary or appropriate to protect and preserve the right, title and interest of the Secured Party in and to such rents and other sums and the security intended to be afforded hereby.

Section 2.9. Maintenance of Partnership's Existence. The Debtor will preserve and keep in full force and effect its existence as an Illinois limited partnership and will maintain all rights, franchises, licenses and permits necessary to the performance of its obligations hereunder. The Debtor will not amend or modify its Partnership Agreement in any manner which would adversely affect the interests of the Secured Party hereunder.

Section 2.10. Restriction on Activities. So long as any amount remains unpaid on the Notes, the Debtor covenants and agrees that it will not:

(a) engage in any business other than the ownership of the Equipment and the leasing thereof to the Lessee under the Lease;

(b) have, organize or acquire any subsidiary or make or have outstanding any investments in (whether through the ownership or purchase of stock or obligations) or loans or advances or extensions of credit to any person, firm or corporation except investments in direct obligations of the United States; or

(c) issue, assume, incur or have outstanding any indebtedness for borrowed money (including as such all indebtedness representing the deferred purchase price of property and any remaining balance of indebtedness secured by liens on property so acquired at the time of acquisition) nor be or become liable as endorser, guarantor or surety for any debt or obligation of any other person, firm

or corporation except (i) the Notes and (ii) the endorsement for collection or deposit of any commercial paper received by the Company in the ordinary course of business.

SECTION 3. POSSESSION, USE AND RELEASE OF PROPERTY.

Section 3.1. Possession of Collateral. While the Debtor is not in default hereunder it shall be suffered and permitted to remain in full possession, enjoyment and control of the Equipment and to manage, operate and use the same and each part thereof with the rights and franchises appertaining thereto; provided, always, that the possession, enjoyment, control and use of the Equipment shall at all times be subject to the observance and performance of the terms of this Security Agreement. It is expressly understood that the use and possession of the Equipment by the Lessee under and subject to the Lease shall not constitute a violation of this Section 3.1.

Section 3.2. Release of Property. So long as no default referred to in Section 16 of the Lease has occurred and is continuing to the knowledge of the Secured Party, the Secured Party shall execute a release in respect of any Item of Equipment designated by the Lessee for settlement pursuant to Section 12 of the Lease upon receipt of: (i) written notice from the Lessee designating the Item of Equipment in respect of which the Lease will terminate and (ii) settlement by the Lessee for such Item of Equipment in compliance with Section 12 of the Lease.

SECTION 4. APPLICATION OF ASSIGNED RENTALS AND CERTAIN OTHER MONEYS RECEIVED BY THE SECURED PARTY.

Section 4.1. Application of Rents. As more fully set forth in Section 1.2 hereof the Debtor has hereby granted to the Secured Party a security interest in rents, issues, profits, income, and other sums due and to become due under the Lease in respect of the Equipment as security for the Notes. So long as no event of default as defined in Section 5 hereof has occurred and is continuing:

(a) The amounts from time to time received by the Secured Party which constitute payment of the daily interim rent under the Lease shall be applied to the payment of the initial installment of interest on the Notes and the amounts from time to time received by the Secured Party which constitute payment of the installments of fixed rent under the Lease shall be applied first, to the payment of the installments of principal and interest on the Notes which have matured or will mature on or before the due date of the installments of fixed rent which are received by the Secured Party; and

then the balance, if any, of such daily interim rent or fixed rent shall be paid to or upon the order of the Debtor; and

(b) The amounts from time to time received by the Secured Party which constitute settlement by the Lessee of the "Casualty Value" for any Item of Equipment pursuant to Section 12 of the Lease shall be paid and applied on the Notes, all to such manner and in such amounts so that after giving effect to such application and the release of the Item of Equipment from the Lease and the lien of this Security Agreement:

(i) The aggregate principal amount remaining unpaid on the Notes does not exceed the "Present Value of Rents" as hereinafter defined in respect of all other Equipment which then remains subject to the Lease and the security interest of this Security Agreement; and

(ii) Each of the remaining installments of the Notes shall be reduced in the proportion that the principal amount of the prepayment bears to the unpaid principal amount of the Notes immediately prior to the prepayment.

Any amounts in excess of the "Present Value of Rents" as hereinafter defined in respect of any Item of Equipment for which settlement is made by the Lessee pursuant to Section 12 of the Lease shall be applied to the payment of the amounts provided for in paragraph II(b) of the Notes and the balance shall be released to or upon the order of the Debtor. Upon any prepayment pursuant to this paragraph (b), the Debtor shall supply to the Secured Party a schedule establishing the amortization of the principal amount remaining unpaid on the Notes prepared by a statistical firm of national standing selected by the Partnership and acceptable to you.

(c) The amounts from time to time received by the Secured Party which constitute payments by the Lessee of the purchase price of the Equipment which is acquired by the Lessee under any purchase option granted to the Lessee in connection with the Lease shall be applied to the payment of the amounts provided for by paragraph II(a) of the Notes and the balance of the purchase price shall be released to or upon the order of the Company.

Section 4.2. Multiple Notes. If more than one Note is outstanding at the time any application is made pursuant to Section 4.1, the application shall be made on all outstanding Notes ratably in accordance with the principal amount remaining unpaid thereon and on the installments of each Note, respectively, in the manner provided for by paragraphs (a) and (b) of Section 4.1.

then the balance, if any, of such daily interim rent or fixed rent shall be paid to or upon the order of the Debtor; and

(b) The amounts from time to time received by the Secured Party which constitute settlement by the Lessee of the "Casualty Value" for any Item of Equipment pursuant to Section 12 of the Lease shall be paid and applied on the Notes, all to such manner and in such amounts sc that after giving effect to such application and the release of the Item of Equipment from the Lease and the lien of this Security Agreement:

(i) The aggregate principal amount remaining unpaid on the Notes does not exceed the "Present Value of Rents" as hereinafter defined in respect of all other Equipment which then remains subject to the Lease and the security interest of this Security Agreement; and

(ii) Each of the remaining installments of the Notes shall be reduced in the proportion that the principal amount of the prepayment bears to the unpaid principal amount of the Notes immediately prior to the prepayment.

Any amounts in excess of the "Present Value of Rents" as hereinafter defined in respect of any Item of Equipment for which settlement is made by the Lessee pursuant to Section 12 of the Lease shall be applied to the payment of the amounts provided for in paragraph II(b) of the Notes and the balance shall be released to or upon the order of the Debtor. Upon any prepayment pursuant to this paragraph (b), the Debtor shall supply to the Secured Party a schedule establishing the amortization of the principal amount remaining unpaid on the Notes prepared by a statistical firm of national standing selected by the Partnership and acceptable to you.

(c) The amounts from time to time received by the Secured Party which constitute payments by the Lessee of the purchase price of the Equipment which is acquired by the Lessee under any purchase option granted to the Lessee in connection with the Lease shall be applied to the payment of the amounts provided for by paragraph II(a) of the Notes and the balance of the purchase price shall be released to or upon the order of the Company.

Section 4.2. Multiple Notes. If more than one Note is outstanding at the time any application is made pursuant to Section 4.1, the application shall be made on all outstanding Notes ratably in accordance with the principal amount remaining unpaid thereon and on the installments of each Note, respectively, in the manner provided for by paragraphs (a) and (b) of Section 4.1.

Section 4.3. Present Value of Rents. The term "Present Value of Rents" for any Item of Equipment shall mean as of any date an amount equal to the aggregate fixed rent in respect of such Item reserved for the balance of the term of the Lease and remaining unpaid as of the close of business on such date, discounted on the basis of a 9 1/2% per annum interest factor compounded quarterly to the respective dates on which the fixed rent is payable, with all such discounts to be computed on the basis of a 360-day year of 12 30-day months.

Section 4.4. Default. If an event of default referred to in Section 5 hereof has occurred and is continuing, all amounts received by the Secured Party pursuant to Section 1.2 hereof shall be applied in the manner provided for in Section 5 in respect of proceeds and avails of the Collateral.

SECTION 5. DEFAULTS AND OTHER PROVISIONS.

Section 5.1. Events of Default. The term "event of default" for all purposes of this Agreement and the Loan Agreement shall mean one or more of the following:

(a) default in payment of an installment of the principal of, or interest on, any Note when and as the same shall become due and payable, whether at the due date thereof or at the date fixed for prepayment or by acceleration or otherwise, and any such default shall continue unremedied for 5 calendar days; or

(b) an event of default as set forth in Section 16 of the Lease; or

(c) default on the part of the Debtor or the Agent in the due observance or performance of any covenant or agreement to be observed or performed by it under this Agreement or the Loan Agreement and such default shall continue unremedied for 30 calendar days after written notice given by the Secured Party to the Debtor; or

(d) any representation or warranty made herein or in the Loan Agreement or in any report, certificate, financial or other statement furnished in connection with this Agreement, the Lease or the Loan Agreement, or the transactions contemplated thereby shall prove to be false or misleading in any material respect and in the opinion of counsel for Secured Party could impair the rights of the Secured Party in the Collateral; or

(e) any claim, lien or charge (other than the Lease and liens, charges and encumbrances which the Lessee is obligated to discharge under Section 11 of the Lease)

shall be asserted against or levied or imposed upon the Equipment which is prior to or on a parity with the lien of this Security Agreement, and such claim, lien or charge shall not be discharged or removed within 30 calendar days after written notice from the holder of any Note to the Debtor and the Lessee demanding the discharge or removal thereof.

Section 5.2. Secured Party's Rights. The Debtor agrees that when any "event of default" as defined in said Section 5.1 has occurred and is continuing, the Secured Party shall have, subject to the provisions of Section 6 hereof, the rights, options and remedies of a secured party, and the Debtor shall have the duties of a debtor, under the Uniform Commercial Code (regardless of whether such Code or a law similar thereto has been enacted in a jurisdiction wherein the rights or remedies are asserted) and without limiting the foregoing may exercise any one or more or all, and in any order, of the remedies hereinafter set forth, it being expressly understood that no remedy herein conferred is intended to be exclusive of any other remedy or remedies; but each and every remedy shall be cumulative and shall be in addition to every other remedy given herein or now or hereafter existing at law or in equity or by statute.

(a) The Secured Party may, by notice in writing to the Debtor declare the entire unpaid balance of the Notes to be immediately due and payable; and thereupon all such unpaid balance, together with all accrued interest thereon, shall be and become immediately due and payable;

(b) Subject always to the then existing rights, if any, of the Lessee under the Lease, the Secured Party personally or by agents or attorneys, shall have the right (subject to compliance with any applicable mandatory legal requirements) to take immediate possession of the Collateral, or any portion thereof, and for that purpose may pursue the same wherever it may be found, and may enter any of the premises of the Debtor, with or without notice, demand, process of law or legal procedure, and search for, take possession of, remove, keep and store the same, or use and operate or lease the same until sold;

(c) Subject always to the then existing rights, if any, of the Lessee under the Lease, the Secured Party may, if at the time such action may be lawful and always subject to compliance with any mandatory legal requirements, either with or without taking possession and either before or after taking possession, and without instituting any legal proceedings whatsoever, and having first given notice of

such sale by registered mail to the Debtor once at least ten days prior to the date of such sale, and any other notice which may be required by law, sell and dispose of the Collateral, or any part thereof, at public auction to the highest bidder, in one lot as an entirety or in separate lots, and either for cash or on credit and on such terms as the Secured Party may determine, and at any place (whether or not it be the location of the Collateral or any part thereof) designated in the notice above referred to. Any such sale or sales may be adjourned from time to time by announcement at the time and place appointed for such sale or sales, or for any such adjourned sale or sales, without further published notice, and the Secured Party or the holder or holders of the Notes, or of any interest therein, may bid and become the purchaser at any such sale;

(d) The Secured Party may proceed to protect and enforce this Security Agreement and the Notes by suit or suits or proceedings in equity, at law or in bankruptcy, and whether for the specific performance of any covenant or agreement herein contained or in execution or aid of any power herein granted; or for foreclosure hereunder, or for the appointment of a receiver or receivers for the mortgaged property or any part thereof, or for the recovery of judgment for the indebtedness hereby secured or for the enforcement of any other proper legal or equitable remedy available under applicable law;

(e) Subject always to the then existing rights, if any, of the Lessee under the Lease, the Secured Party may proceed to exercise all rights, privileges and remedies of the Lessor under the Lease, and may exercise all such rights and remedies either in the name of the Secured Party or in the name of the Debtor for the use and benefit of the Secured Party.

Section 5.3. Acceleration Clause. In case of any sale of the Collateral, or of any part thereof, pursuant to any judgment or decree of any court or otherwise in connection with the enforcement of any of the terms of this Security Agreement, the principal of the Notes, if not previously due, and the interest accrued thereon, shall at once become and be immediately due and payable; also in the case of any such sale, the purchaser or purchasers, for the purpose of making settlement for or payment of the purchase price, shall be entitled to turn in and use the Note and any claims for interest matured and unpaid thereon, in order that there may be credited as paid on the purchase price the sum apportionable and applicable to the Notes including principal and interest thereof out of the net proceeds of such sale after allowing for the proportion of the total purchase price required to be paid in actual cash.

Section 5.4. Waiver by Debtor. The Debtor covenants that it will not at any time insist upon or plead, or in any manner whatever claim or take any benefit or advantage of, any stay or extension law now or at any time hereafter in force, nor claim, take, nor insist upon any benefit or advantage of or from any law now or hereafter in force providing for the valuation or appraisement of the Collateral or any part thereof, prior to any sale or sales thereof to be made pursuant to any provision herein contained, or to the decree, judgment or order of any court of competent jurisdiction; nor, after such sale or sales, claim or exercise any right under any statute now or hereafter made or enacted by any state or otherwise to redeem the property so sold or any part thereof, and hereby expressly waives for itself and on behalf of each and every person, except decree or judgment creditors of the Debtor acquiring any interest in or title to the Collateral or any part thereof subsequent to the date of this Security Agreement, all benefit and advantage of any such law or laws, and covenants that it will not invoke or utilize any such law or laws or otherwise hinder, delay or impede the execution of any power herein granted and delegated to the Secured Party, but will suffer and permit the execution of every such power as though no such power, law or laws had been made or enacted.

Section 5.5. Effect of Sale. Any sale, whether under any power of sale hereby given or by virtue of judicial proceedings, shall operate to divest all right, title, interest, claim and demand whatsoever, either at law or in equity, of the Debtor in and to the property sold shall be a perpetual bar, both at law and in equity, against the Debtor, its successors and assigns, and against any and all persons claiming the property sold or any part thereof under, by or through the Debtor, its successors or assigns (subject, however, to the then existing rights, if any, of the Lessee under the Lease).

Section 5.6. Application of Sale Proceeds. The purchase money proceeds and/or avails of any sale of the Collateral, or any part thereof, and the proceeds and the avails of any remedy hereunder shall be paid to and applied as follows:

(a) To the payment of costs and expenses of foreclosure or suit, if any, and of such sale, and of all proper expenses, liability and advances, including legal expenses and attorneys' fees, incurred or made hereunder by the Secured Party, or the holder or holders of the Note, and of all taxes, assessments or liens superior to the lien of these presents, except any taxes, assessments or other superior lien subject to which said sale may have been made;

(b) To the payment to the holder or holders of the Notes of the amount then owing or unpaid on the Notes for principal and interest;

(c) To the payment of the surplus, if any, as follows: first, an amount equal to 10% of original cost to the Debtor of the Equipment (as set forth in the Schedule to the Lease); second, in the proportion of 25% to the holders of the Notes and 75% to the Debtor, its successors and assigns, or to whomsoever may be lawfully entitled to receive the same.

Section 5.7. Discontinuance of Remedies. In case the Secured Party shall have proceeded to enforce any right under this Security Agreement by foreclosure, sale, entry or otherwise, and such proceedings shall have been discontinued or abandoned for any reason or shall have been determined adversely, then and in every such case the Debtor, the Secured Party and the holders of the Notes shall be restored to their former positions and rights hereunder with respect to the property subject to the security interest created under this Security Agreement.

Section 5.8. Cumulative Remedies. No delay or omission of the Secured Party or of the holder of any Note to exercise any right or power arising from any default on the part of the Debtor, shall exhaust or impair any such right or power or prevent its exercise during the continuance of such default. No waiver by the Secured Party, or the holder of any Note of any such default, whether such waiver be full or partial, shall extend to or be taken to affect any subsequent default, or to impair the rights resulting therefrom except as may be otherwise provided herein. No remedy hereunder is intended to be exclusive of any other remedy but each and every remedy shall be cumulative and in addition to any and every other remedy given hereunder or otherwise existing; nor shall the giving, taking or enforcement of any other or additional security, collateral or guaranty for the payment of the indebtedness secured under this Security Agreement operate to prejudice, waive or affect the security of this Security Agreement or any rights, powers or remedies hereunder, nor shall the Secured Party or holder of any of the Notes be required to first look to, enforce or exhaust such other or additional security, collateral or guaranties.

SECTION 6. LIMITATIONS OF LIABILITY.

The obligations of the Debtor hereunder are limited to the extent of the availability of, and are payable solely from the Collateral, including the rents and other amounts derived from the leasing or sale of the Equipment. Any and all personal liability of every nature, whether at common law or in equity or by statute or by

or as to the Debtor or the Secured Party at such other address as the Debtor or the Secured Party may designate by notice duly given in accordance with this Section to the other party.

Section 7.4. Release. The Secured Party shall release this Security Agreement and the security interest granted hereby by proper instrument or instruments upon presentation of satisfactory evidence that all indebtedness secured hereby has been fully paid or discharged.

Section 7.5. Counterparts. This Security Agreement may be executed, acknowledged and delivered in any number of counterparts, each of such counterparts constituting an original but all together only one Security Agreement.

Section 7.6. Headings. Any headings or captions preceding the text of the several sections hereof are intended solely for convenience of reference and shall not constitute a part of this Agreement nor shall they affect its meaning, construction or effect.

Section 7.7. Governing Law. This Security Agreement and the Notes shall be construed in accordance with and governed by the laws of the State of Illinois; provided, however, that the Secured Party shall be entitled to all rights conferred by any applicable federal statute, rule or regulation.

Section 7.8. Effective Date. This Security Agreement is dated as of October 1, 1971 for convenience of identification and has been executed by the Debtor on the date shown in the acknowledgment attached hereto, but is delivered by the Debtor to the Secured Party and becomes effective on the date of purchase of the Notes by the Debtor and the filing and recording of this Security Agreement with the Secretary of the Interstate Commerce Commission pursuant to Section 20(c) of the Interstate Commerce Act.

IN WITNESS WHEREOF, the Debtor has caused this Security Agreement to be executed, all as of the day and year first above written.

POWER ASSOCIATES,
an Illinois limited partnership

By Arthur Heim
Its GENERAL PARTNER

Attachments to Security Agreement:
Exhibit A - Secured Note
Exhibit B - Description of Equipment

constitution or otherwise, of the Debtor, any agent, employee or partner thereof, is by the acceptance hereof and as part of the consideration for this instrument, expressly waived and released; provided, however, nothing herein contained shall limit, restrict or impair the rights of the Secured Party to accelerate the maturity of the Notes upon a default thereunder, to bring suit and obtain a judgment against the Debtor on the Notes (provided that the satisfaction thereof shall be limited to the Collateral, including the sums due and to become due under the Lease) or to exercise all rights and remedies provided under this Security Agreement or otherwise realize upon the Collateral, including the sums due or to become due under the Lease, including the right to proceed against the Lessee under the Lease.

SECTION 7. MISCELLANEOUS.

Section 7.1. Successors and Assigns. Whenever any of the parties hereto is referred to such reference shall be deemed to include the successors and assigns of such party; and all the covenants, premises and agreements in this Security Agreement contained by or on behalf of the Debtor or by or on behalf of the Secured Party, shall bind and inure to the benefit of the respective successors and assigns of such parties whether so expressed or not.

Section 7.2. Partial Invalidity. The unenforceability or invalidity of any provision or provisions of this Security Agreement shall not render any other provision or provisions herein contained unenforceable or invalid.

Section 7.3. Communications. All communications provided for herein shall be in writing and shall be deemed to have been given (unless otherwise required by the specific provisions hereof in respect of any matter) when delivered personally or when deposited in the United States mail, registered, postage prepaid, addressed as follows:

If to the Debtor:

POWER ASSOCIATES
c/o Leasing Consultants
221 North La Salle Street
Chicago, Illinois 60601

If to the Secured Party:

Northwestern National Life Insurance Company
Post Office Box 20
Minneapolis, Minnesota 55440

STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

On this 11th day of November, 1971, before me personally appeared Arthur Heim, to me known to be the person described in and who executed the foregoing and he acknowledged that he executed the same as his free act and deed.

Sylvia P. Heim
Notary Public

(SEAL)

My commission expires:

My Commission Expires April 29, 1972

EXHIBIT B

(to Security Agreement)

DESCRIPTION OF EQUIPMENT

68 52'6" 100-ton gondola cars manufactured by Thrall Car Manufacturing Company, bearing Detroit, Toledo and Ironton Railroad Company identifying numbers DT&I 9600 to 9667, both inclusive.