

For ICC

SECURITY AGREEMENT AND ASSIGNMENT

DATED AS OF NOVEMBER 1, 1972

6808

Between

RADNOR ASSOCIATES, LTD.
Debtor
400 East Lancaster Avenue
Wayne, Pennsylvania

RECORDATION NO. _____ Filed & Recorded
NOV 21 1972 -2 35 PM
INTERSTATE COMMERCE COMMISSION

and

THE PHILADELPHIA NATIONAL BANK
Secured Party
Northeast corner Broad and Chestnut Streets
Philadelphia, Pennsylvania 19101

Filed and recorded with the Interstate Commerce Commission
pursuant to Section 20c of the Interstate Commerce Act on
, 1972, at Recordation No. _____.

SECURITY AGREEMENT AND ASSIGNMENT

This Agreement is made as of the first day of November, 1972 by and between RADNOR ASSOCIATES, LTD., 400 East Lancaster Avenue, Wayne, Pennsylvania, (hereinafter the "Debtor"), and THE PHILADELPHIA NATIONAL BANK, a national banking association organized and existing under the laws of the United States of America with its principal office at the Northeast corner Broad and Chestnut Streets, Philadelphia, Pennsylvania (hereinafter the "Secured Party", which term shall include successors and assigns) to induce Secured Party to lend Debtor the aggregate sum of Two Hundred Sixty-four Thousand Dollars (\$264,000), prior to January 15, 1973 and to secure the re-payment of such indebtedness as is evidenced by Debtor's two non-recourse Secured Notes, one dated November 6, 1972 (in form of Exhibit "A" hereto), the other dated not later than January 15, 1973, (in form of Exhibit "B" hereto), both bearing interest as provided therein (hereinafter "the Notes"), and any renewal or extension thereof and also in order to secure: (1) all costs and expenses incurred in the collection of the Notes and enforcement of Secured Party's rights thereunder and hereunder; (2) all future advances made by Secured Party for taxes, levies, insurance and repairs to or maintenance of the collateral (as that term is hereinafter defined); (3) interest on (1) and (2); and (4) any renewal, extensions or any other obligations of Debtor to Secured Party whether mature or immature, direct or indirect, absolute or contingent.

WARRANTIES AND REPRESENTATIONS

The Debtor makes the following representations and warranties to Secured Party: That

SECURITY AGREEMENT AND ASSIGNMENT

This Agreement is made as of the first day of November, 1972 by and between RADNOR ASSOCIATES, LTD., 400 East Lancaster Avenue, Wayne, Pennsylvania, (hereinafter the "Debtor"), and THE PHILADELPHIA NATIONAL BANK, a national banking association organized and existing under the laws of the United States of America with its principal office at the Northeast corner Broad and Chestnut Streets, Philadelphia, Pennsylvania (hereinafter the "Secured Party", which term shall include successors and assigns) to induce Secured Party to lend Debtor the aggregate sum of Two Hundred Sixty-four Thousand Dollars (\$264,000), prior to January 15, 1973 and to secure the repayment of such indebtedness as is evidenced by Debtor's two non-recourse Secured Notes, one dated November ____, 1972 (in form of Exhibit "A" hereto), the other dated not later than January 15, 1973, (in form of Exhibit "B" hereto), both bearing interest as provided therein (hereinafter "the Notes"), and any renewal or extension thereof and also in order to secure: (1) all costs and expenses incurred in the collection of the Notes and enforcement of Secured Party's rights thereunder and hereunder; (2) all future advances made by Secured Party for taxes, levies, insurance and repairs to or maintenance of the collateral (as that term is hereinafter defined); (3) interest on (1) and (2); and (4) any renewal, extensions or any other obligations of Debtor to Secured Party whether mature or immature, direct or indirect, absolute or contingent.

WARRANTIES AND REPRESENTATIONS

The Debtor makes the following representations and warranties to Secured Party: That

(i) The general business of Debtor is the arranging of equipment leases and acquisition of property for leasing to others;

(ii) Debtor is not now nor was, within the four (4) months prior to the date hereof, insolvent;

(iii) There are no claims or proceedings pending, or to the knowledge of Debtor threatened, against or affecting Debtor or to which any property or rights of Debtor are subject, in any court, or before any governmental authority which involve the possibility of materially and adversely affecting the business of Debtor or the ability of Debtor to perform this Agreement. The Debtor is not in default with respect to any order of any court or governmental authority;

(iv) All tax returns required to be filed by Debtor in all jurisdictions have been filed, and no taxes, assessments, fees, liens or other governmental charges or claims upon or against Debtor or any of its properties or income have been imposed or made

(v) Compliance by Debtor with all of the provisions hereof (1) is within the powers of Debtor; (2) is not and will not be in conflict with nor result in any breach in any of the provisions of, or constitute a default or result in the creation of any lien or encumbrance upon any property of Debtor under the provisions of any law, regulation, governmental order, agreement or other instrument to which

Debtor is a party or by which it may be bound;

(vi) No event has occurred and no condition exists which after notice or lapse of time, or both, would constitute a default under this Agreement.

Debtor is not in default under the provisions of any agreement or other instrument, law, or regulation or governmental order to which Debtor is a party or by which Debtor may be bound;

(vii) Neither the nature of Debtor, its business or property nor any relationship between Debtor and any other person, nor any circumstance in connection with the offer, issue, sale or delivery of the Note or the execution and delivery of this Agreement is such as to require a consent, approval or authorization of, or filing, registration or qualification with, any governmental authority on the part of Debtor.

SECURITY INTEREST AND ASSIGNMENT OF LEASE

Debtor hereby gives the Secured Party a security interest in the property described in the "Schedule of Equipment", attached hereto, made a part hereof marked Exhibit "C", together with all replacements, repairs, component parts, substitutions and additions thereto, and all accessions and attachments which may not be removed without impairing the value of that property (all of the foregoing referred to collectively hereinafter as the "Collateral") and hereby assigns to Secured Party all its rights under that certain Installation Agreement made as of November 1, 1972 between Debtor

This AGREEMENT TO LEASE RAILROAD EQUIPMENT (hereinafter the "Agreement") is dated as of November 1, 1972, and made between RADNOR ASSOCIATES, LTD., a Pennsylvania corporation (hereinafter "Lessor"), and RICHARDSON DILWORTH and ANDREW L. LEWIS, JR., Trustees of the property of Reading Company, Debtor, (hereinafter "Debtor") (such Trustees being hereinafter collectively called "Lessee" or "Trustees"); WITNESSETH:

WHEREAS, on the 23rd day of November, 1971, the Debtor filed a petition for reorganization under Section 77 of the Bankruptcy Act in the United States District Court for the Eastern District of Pennsylvania and such petition was duly approved as properly filed by order entered on said date by said Court (the proceedings with respect thereto being hereinafter called the Reorganization Proceedings), and the Trustees were duly qualified as trustees of the property of the Debtor on January 24, 1972;

WHEREAS, Lessee desires to lease from Lessor no later than December 31, 1972, 12 70-ton box cars with mechanical refrigeration equipment, now in possession of Debtor and to bear Debtor's road numbers 17088-17099, inclusive (hereinafter "Car" or "Cars"), at the rentals and for the terms and upon the conditions hereinafter provided.

NOW, THEREFORE, in consideration of the premises and of the rentals to be paid and the covenants hereinafter mentioned to be kept and performed by Lessee, Lessor hereby undertakes to lease the Cars to Lessee, and Lessee hereby agrees to lease the Cars from Lessor, upon the following terms and conditions:

Section 1. Delivery of Cars. Lessor will deliver the Cars to Lessee at Reading, Pennsylvania.

Section 2. Acceptance of Cars. Lessee will cause its authorized representative to accept delivery of the Cars and to execute and deliver to Lessor a certificate of acceptance therefor (hereinafter the "Certificate of Acceptance") in the form of Exhibit "A" hereto; whereupon each such Car shall be deemed to have been delivered to and accepted by Lessee and shall be subject thereafter to all terms and conditions of this Agreement.

Section 3. Title. At all times while this Agreement is in force no title or other right of ownership in the Cars shall be vested in Lessee, and delivery of possession of the Cars to Lessee, and Lessee's possession of the Cars shall constitute only a bailment.

Section 4. Rentals. During the Initial Term (as hereinafter defined) Lessee will pay Lessor, as rental for the

Cars, quarterly in advance, an amount equal to 4.177511% of the total cost to Lessor to acquire the Cars, which total cost is estimated to be \$330,000. The Initial Term shall commence on the date on which Lessor makes its final payment for the acquisition of the Cars (hereinafter the "Settlement Date"), which shall not be later than January 15, 1973.

At the time of making the first rental payment as provided above, Lessee shall also pay to Lessor interim rent in an amount equivalent to interest at the rate of 8½% per annum on such amounts as Lessor shall have borrowed from The Philadelphia National Bank for the purpose of making partial payments in connection with the acquisition by Lessor of the Cars. Said interim rent shall be payable for the period beginning with the date of such borrowing and ending with the Settlement Date.

All payments to Lessor provided for in this Agreement shall be made to Lessor at Box 124, Radnor, Pennsylvania, 19087, or at such other place as Lessor shall specify in writing.

The lease embodied in this Agreement is a net lease and Lessee shall not be entitled to any abatement of rent or reduction or recovery thereof due to any present or future claims of Lessee against Lessor or any assignee of Lessor under this Agreement or otherwise, nor, except as otherwise expressly

provided herein, shall this Agreement terminate, or the respective obligations of Lessor or Lessee be otherwise affected, by reason of any defect in or damage to or loss or destruction of all or any of the Cars from whatever cause, the taking or requisition of the Cars by condemnation or otherwise, the prohibition of Lessee's use of the Cars, the interference with such use by any private person or corporation, the invalidity or unenforceability or lack of due authorization for this Agreement, or lack of right, power or authority of Lessor to enter into this Agreement, or for any other cause whether similar or dissimilar to the foregoing, any present or future law to the contrary notwithstanding, it being the intention of the parties hereto that the rents and other amounts payable by Lessee hereunder shall continue to be payable in all events unless the obligation to pay the same shall be terminated pursuant to the express provisions of this Agreement.

The obligations to make rental and other payments under this Lease will constitute expenses of administration of the Lessee, and will rank equally and ratably in priority of payment with all other expenses of administration of the Lessee, except trustees' certificates heretofore or hereafter issued by the Lessee.

If any amounts payable pursuant to the terms of this

Agreement, including, but not limited to rentals due hereunder, remain unpaid after the same shall become due and payable, Lessee shall pay interest at the rate of 9½ percent per annum on such overdue amounts for the period of time during which they are overdue, it being expressly understood that this provision shall be in addition to any other rights which Lessor may have under this Agreement in the event Lessee fails to make payments required hereunder when the same shall have become due and payable.

Section 5. Term of Lease; Purchase Options; Renewal Terms; Rentals for First and Second Renewal Terms. The Initial Term of this Lease (herein the "Initial Term") shall begin on the Settlement Date, and, subject to the provisions of this Section and Section 10 hereof, shall terminate at the expiration of eight (8) years from the commencement of the Initial Term.

At the end of the Initial Term Lessee may either purchase the Cars at their then fair market value (as determined by an independent appraiser satisfactory to both Lessee and Lessor), lease the Cars for an additional four (4) year term (the "First Renewal Term") for a quarterly rental payable in advance equal to seventy-five percent (75%) of the quarterly rental for the Initial Term, or return the Cars to the Lessor

At the end of the First Renewal Term Lessee may either purchase the Cars at their then fair market value (as determined by an independent appraiser satisfactory to both Lessee and Lessor) or lease the Cars for an additional four (4) year term (the "Second Renewal Term") for a quarterly rental payable in advance equal to fifty percent (50%) of the quarterly rental for the Initial Term, or return the Cars to the Lessor.

At the end of the Second Renewal Term Lessee may purchase the Cars at their then fair market value (as determined by an independent appraiser satisfactory to both Lessee and Lessor), or return the Cars to Lessor.

Section 6. Identification Marks. Lessee will cause each Car to be numbered with the new road numbers hereinabove set forth, and will keep and maintain, plainly, distinctly, permanently and conspicuously marked on each side of each Car, in letters not less than one inch in height, Lessor's name followed by the words "Owner and Lessor" or other appropriate words designated by Lessor, with appropriate changes thereof and additions thereto as from time to time may be required by law in order to protect the Lessor's title to the Cars and its rights under this Agreement. Lessee will not place any Car in operation until such words shall have been so marked on both

sides thereof and will replace promptly any such names and word or words which may be removed, defaced or destroyed. Lessee will not change the road number of any Car except with Lessor's consent and in accordance with a statement of new numbers to be substituted therefor, which consent and statement previously shall have been filed with Lessor by Lessee and filed, recorded or deposited in all public offices where this Agreement shall have been filed, recorded or deposited.

Except as above provided, Lessee will not allow the name of any person, association or corporation to be placed on the Cars as a designation that might be interpreted as a claim of ownership; provided, however, that Lessee may cause the Cars to be lettered with the names or initials or other insignia customarily used by Lessee or its affiliates on railroad equipment used by it of the same or a similar type for convenience of identification of the right of Lessee to use the Cars under this Agreement.

Section 7. Taxes. Lessee agrees, that during the continuance of this Agreement, in addition to the rentals and other payments herein provided, it will promptly pay all taxes, assessments, fees, charges, fines, penalties, and other governmental charges, including but not limited to sales or use taxes, levied

or assessed upon the Cars or the interest of Lessee in the Cars subject to this Agreement or any thereof or upon the use or operation thereof or the earnings of Lessee arising therefrom; and will promptly pay or reimburse Lessor for all such taxes, assessments, fees, charges, fines, penalties and other governmental charges levied or assessed against Lessor on account of its acquisition or ownership of the Cars or any thereof or on account of the use or operation thereof or on account of the earnings arising therefrom (exclusive, however, of income taxes on the rentals herein provided except any such tax on rentals which is in substitution for, or relieves Lessee from, the payment of taxes which it would otherwise be obligated to pay or reimburse as hereinbefore provided), including but not limited to any sales or use, general business and mercantile license taxes payable on account of the acquisition or ownership of the Cars or any thereof by Lessor or on account of the leasing of the Cars hereunder (all such taxes, assessments, fees, charges, fines, penalties and other governmental charges being hereinafter called "Impositions") and will keep at all times all and every part of such Cars free and clear of all Impositions which might in any way affect Lessor's title or result in a lien upon any such Car; provided, however, that Lessee shall not be required to pay the same so long as it shall in good faith and by appro-

priate legal or administrative proceedings contest the validity or amount thereof unless thereby, in Lessor's judgment, the rights or interests of Lessor will be materially endangered. In the event any tax reports are required to be made on the basis of individual Cars, Lessee will either make such reports in such manner as to show the ownership of such Cars by Lessor or will notify Lessor of such requirement and will make such report in such manner as shall be satisfactory to Lessor.

In the event that during the continuance of this Agreement the Lessee becomes liable for the payment or reimbursement of any Imposition, pursuant to this Section, such liability shall continue, notwithstanding the expiration of this Agreement, until all such Impositions are paid or reimbursed by Lessee.

Section 8. Payment for Casualty Occurrence or for Cars Unserviceable for Use. In the event a Car shall be or become worn out, lost, stolen, destroyed, irreparably damaged, or, in the opinion of Lessor and Lessee, obsolete or economically unserviceable for use from any cause whatsoever, or shall be requisitioned or taken over by any governmental authority under the power of eminent domain or otherwise (such occurrences being hereinafter called a "Casualty Occurrence") during the Initial,

First Renewal or Second Renewal Terms of this Lease, Lessee shall promptly (after it has knowledge of such Casualty Occurrence) and fully inform Lessor in regard thereto. On the next rental payment date hereunder following the happening of a Casualty Occurrence Lessee will pay Lessor on account of the affected Cars the stipulated loss value thereof (hereinafter the "Stipulated Loss Value"), calculated as of such next rental date pursuant to the Schedule of Stipulated Loss Values which is attached hereto, made a part hereof and marked Exhibit "B". Upon paying the Stipulated Loss Value of the Car or Cars which shall have suffered a Casualty Occurrence, rental for such Car or Cars shall cease to accrue after that rental payment date, the Stipulated Loss Value of such Car or Cars being subtracted from the aggregate total value of the Cars referred to in the Stipulated Loss Value, Exhibit "B" hereto, and Lessee shall thereupon automatically take title to such Car or Cars as-is where-is, without warranty by Lessor express or implied with respect to any matter whatsoever. Lessor will remit to Lessee as received any net insurance proceeds payable as the result of insurance carried by Lessee or proceeds of an award in eminent domain or condemnation proceedings received by Lessor in respect of Cars suffering Casualty Occurrences.

Lessee shall bear the risk of, and, except as herein

provided, shall not be released from its obligations hereunder in the event of, any Casualty Occurrence to any Car after Lessee's acceptance thereof.

Section 9. Disclaimer of Warranties; Compliance with Laws and Rules; Maintenance; Insurance and Indemnification.

Lessee having had the Cars in its possession prior to the lease thereof by this Agreement, LESSOR MAKES NO WARRANTY OR REPRESENTATION, EITHER EXPRESS OR IMPLIED, AS TO THE DESIGN OR CONDITION OF, OR AS TO THE QUALITY OF MATERIAL, EQUIPMENT OR WORKMANSHIP IN, THE CARS, AND LESSOR MAKES NO WARRANTY OF MERCHANTABILITY OR FITNESS OF THE CARS FOR ANY PARTICULAR PURPOSE or as to title to the Cars or any component thereof, it being agreed that all such risks, as between Lessor and Lessee, are to be borne by Lessee; but Lessor hereby irrevocably appoints and constitutes Lessee, its agent and attorney-in-fact during the term of the lease embodied in this Agreement, to assert and enforce from time to time, in the name of and for account of Lessor or Lessee, as their interests may appear, at Lessee's sole cost and expense, whatever claims and rights Lessor may have against the seller, manufacturer or any other third party with respect to the Cars or any of them. Lessee's delivery of a Certificate of Acceptance shall be conclusive evidence as between Lessee and Lessor

that the Cars described therein are in all the foregoing respects satisfactory to Lessee, and Lessee will not assert any claim of any nature whatsoever against Lessor based on any of the foregoing matters.

Lessee agrees to comply in all respects (including, without limitation, with respect to the use, maintenance and operation of each Car) with all Governmental laws, including all laws of the jurisdictions in which its operations involving the Cars may extend, with the interchange rules of the Association of American Railroads and with all lawful rules of the Federal Department of Transportation, the Interstate Commerce Commission and any other legislative, executive, administrative or judicial body exercising any power or jurisdiction over the Cars, to the extent that such laws and rules affect the title, operation or use of the Cars, and in the event that such laws or rules require any alteration of any Car, or in the event that any equipment or appliance on any such Car shall be required to be changed or replaced, or in the event that any additional or other equipment or appliance is required to be installed on any such Car in order to comply with such laws or rules, Lessee will make such alterations, changes, replacements and additions promptly and at its own expense; provided, however, that Lessee may, in good faith, contest the validity or application of any

such law or rule in any reasonable manner which does not, in the opinion of Lessor adversely affect Lessor's property or rights under this Agreement.

Lessee agrees that, at its own cost and expense, it will maintain and keep each Car in good order and repair.

Any and all additions to any Car and any and all parts installed on and additions and replacements made to any Car shall constitute accessions to such Car and, at the cost and expense of Lessee, full ownership thereof free from any lien, charge, security interest or encumbrance shall immediately be vested in Lessor.

Lessee agrees to indemnify, protect and hold harmless Lessor from and against all losses, damages, injuries, liabilities, claims and demands whatsoever, regardless of the cause thereof, and expenses in connection therewith, including, but not limited to, reasonable counsel fees and expenses, patent liabilities, penalties and interest, arising in any way out of or as the result of the entering into or the performance of this Agreement, the ownership of any Car, the transportation, leasing, use, operation, condition, purchase, delivery, rejection, or storage of any Car or any accident in connection with the transportation, leasing, operation, use, condition, possession, or storage of any Car resulting in damage to property or injury

or death to any person. The indemnities arising hereunder shall continue in full force and effect notwithstanding the full payment of all obligations under the lease embodied in this Agreement or the termination of that lease.

Lessee will, at all times while the lease included in this Agreement is in effect, at its own expense, cause to be carried and maintained insurance in respect of the Cars at the time subject hereto, and public liability insurance in amounts and against risks customarily insured against by railroad companies on similar equipment, and in any event in amounts and against risks comparable to those insured against by Lessee on equipment owned by it. Such insurance shall include Lessee and Lessor as additional named insureds as their interests may appear.

Lessee agrees to prepare and deliver to Lessor within a reasonable time prior to the required date of filing (or, to the extent permissible, file on behalf of Lessor) any and all reports (other than income tax returns) to be filed by Lessor with any federal, state or other regulatory authority by reason of Lessor's ownership of the Cars or the leasing thereof to Lessee.

Section 10. Default. If, during the continuance of

the lease embodied in this Agreement, one or more of the following events (herein sometimes called "Events of Default") shall occur:

A. default shall be made in the payment of any part of the rental provided in Sections 4 and 5 hereof and such default shall continue for 30 days;

B. the Lessee shall make or permit any unauthorized assignment or transfer of this Agreement or of possession of the Cars, or any thereof, and shall fail or refuse to cause such assignment or transfer to be cancelled by agreement of all parties having any interest therein and to recover possession of such Cars within 30 days after written notice from Lessor to Lessee demanding such cancellation and recovery of possession;

C. default shall be made in the observance or performance of any other of the covenants, conditions and agreements on the part of Lessee contained herein and such default shall continue for 30 days after written notice from Lessor to Lessee specifying the default and demanding the same to be remedied;

D. a decree or order is entered in the Reorganization Proceedings preventing or disabling the Trustees from performing any of their obligations under this Agreement; or

E. if the obligations of the Trustees hereunder are assumed by a corporation or by the Debtor's successor pursuant to a plan of reorganization for the Debtor approved in the Reorganization Proceedings (such corporation or successor being hereinafter called the "Successor") and either

(i) a petition for reorganization under Section 77 of the Bankruptcy Act, as now constituted or as said Section 77 may be hereafter amended, shall be filed by or against the Successor and all the assumed obligations of the Successor under this Agreement shall not have been duly assumed in writing, pursuant to a court order or decree, by a trustee or trustees appointed in such proceedings or otherwise given a status comparable to obligations incurred by such a trustee or trustees, within 30 days after such appointment, if any, or 60 days after such petition shall have been filed, whichever shall be earlier; or

(ii) any other proceedings shall be commenced by or against the Successor for any relief under any bankruptcy or insolvency laws, or laws relating to the relief of debtors, readjustments of

indebtedness, reorganizations, arrangements, compositions or extensions (other than a law which does not permit any readjustment of the Successor's obligations hereunder) and all the obligations of the Successor under this Agreement shall not have been duly assumed in writing, pursuant to a court order or decree, by a trustee or trustees or receiver or receivers appointed for the Successor or for the Successor's property in connection with any such proceedings or otherwise given a status comparable to obligations incurred by such a trustee or trustees or receiver or receivers, within 30 days after such appointment, if any, or 60 days after such proceedings shall have been commenced, whichever shall be earlier;

then, in any such case, Lessor, at its option may

(a) proceed by appropriate court action or actions, either at law or in equity, to enforce Lessee's performance of the applicable covenants of this Agreement or to recover damages for the breach thereof; or

(b) by notice in writing to Lessee, terminate this Agreement and the lease embodied herein forthwith, whereupon all right of Lessee to the use and

possession of the Cars shall absolutely cease and determine as though this Agreement had never been made, but Lessee shall remain liable as hereinafter provided; and thereupon, Lessor may by its agents enter upon the premises of Lessee or other premises where any of the Cars may be and take possession of all or any of such Cars and thenceforth hold, possess and enjoy the same free from any right of Lessee, or its successors or assigns, to use the Cars for any purposes whatever; but Lessor shall, nevertheless, have a right to recover from Lessee any and all amounts which under the terms of this Agreement may be then due or which may have accrued to the date of such termination (computing the rental for any number of days less than a full rental period by multiplying the rental for such full rental period by a fraction of which the numerator is such number of days and the denominator is the total number of days in such full rental period) and also to recover forthwith from Lessee the following amounts as a part of Lessor's damages:

(i) the Stipulated Loss Value of the Cars as of

the date of default, as that value is set forth in the Schedule of Stipulated Loss Values, Exhibit "B" hereto, subject to credit or reimbursement by Lessor to Lessee for any rentals Lessor may earn on the Cars from the date of default to the end of the Second Renewal Term, net of Lessor's expenses incurred in connection with such re-
leasing, the amount of such credit or reimbursement to be limited to the sum of all rentals for the Cars which would otherwise have accrued here-
under during that period, such net rentals or credit to be paid to or credited to Lessee's account within a reasonable time after their receipt by Lessor, or, alternatively, subject to such credit or reimbursement for the net proceeds of any sale of the Cars by Lessor (the parties hereto expressly agreeing that such sale shall be deemed to have been made in a commercially reasonable manner) concluded prior to the end of the Second Renewal Term, net of Lessor's expenses incurred in connection with such sale, the amount of such credit or reimbursement to be limited to the amount of the Stipulated Loss

Value charged Lessee pursuant to this Section; and (ii) a reasonable provision for expenses incidental to the Lessor's enforcement of its rights hereunder including, but not limited to, expenses of taking possession of the Cars if the Cars have not been delivered to Lessor by Lessee as provided under Section 11 hereof; and (iii) any damage which the Lessor shall have sustained by reason of the breach of any covenants of this Agreement; and (iv) interest on any of the above amounts at the rate of nine and one-half percent (9½%) per annum from the date of default until the date of payment; and (v) reasonable attorneys' fees and costs of suit incurred in connection with the enforcement of the provisions of this Agreement.

The remedies of this Agreement provided in favor of Lessor shall not be deemed exclusive, but shall be cumulative, and shall be in addition to all other remedies in its favor existing at law or in equity. Lessor's failure to enforce any provision hereof or its failure to avail itself of any remedy afforded hereunder shall not be deemed a waiver thereof. Lessee hereby waives any provision of any law now or hereafter in effect which might limit or modify any of the remedies of Lessor provided

hereunder or exempt any property of Lessee.

Section 11. Return of Cars Upon Termination. Upon termination of the lease embodied in this Agreement for any reason, Lessee shall forthwith deliver possession of the Cars to Lessor. For the purpose of delivery of possession of the Cars to Lessor as above required, Lessee shall at its own cost, expense and risk:

(a) forthwith place the Cars upon such storage tracks of Lessee as Lessor may reasonably designate;

(b) permit Lessor to store the Cars on such tracks at Lessee's risk for a period not to exceed six (6) months; and

(c) transport the same to any place on the lines of railroad operated by Lessee or to any connecting carrier for shipment, as directed by Lessor.

The assembling, delivery, storage and transporting of the Cars as herein provided shall be at Lessee's expense and risk and are of the essence of this Agreement, and upon application to any court of equity having jurisdiction in the premises Lessor shall be entitled to a decree against Lessee requiring specific

performance of the covenants of Lessee so to assemble, deliver, store and transport the Cars. During any storage period, Lessee will permit Lessor or any person designated by it, including the authorized representative or representatives of any prospective purchaser or lessee of any Car, to inspect the same.

Without in any way limiting Lessee's obligation hereunder, Lessee hereby irrevocably appoints Lessor as Lessee's agent and attorney, with full power and authority, at any time while Lessee is obligated to deliver possession of any Car to Lessor, to demand and take possession of such Car, in the name and on behalf of Lessee, from whoever shall be in possession of such Car at the time.

Section 12. Assignment; Possession and Use. This Agreement may be assigned in whole or in part by Lessor without Lessee's consent, but Lessee shall be under no obligation to any assignee of Lessor except upon written notice of such assignment from Lessor. In the event of Lessor's assignment Lessor's transferee or assignee shall have, to the extent transferred or assigned to it, all rights, powers, privileges and remedies of Lessor hereunder. Lessee agrees that no such transferee or assignee shall assume any obligation of Lessor hereunder, and that the obligations of Lessee hereunder shall not be subject,

as against any such transferee or assignee, to any defense, set-off or counterclaim available to Lessee against Lessor and that the same may be asserted only against Lessor. It is understood and agreed, however, that Lessee may separately claim against Lessor as to any matters which Lessee may be entitled to assert against Lessor. All the rights of Lessor hereunder (including, but not limited to, the rights to receive the rentals payable under this Agreement) shall inure to the benefit of Lessor's assigns (including the partners or any beneficiary of any such assignee if such assignee is a partnership or a trust, respectively). Whenever the term Lessor is used in this Agreement it shall apply and refer to each such assignee of Lessor.

So long as Lessee shall not be in default under this Agreement, Lessee shall be entitled to the possession and use of the Cars in accordance with the terms of this Agreement. Without Lessor's prior written consent, Lessee shall not assign or transfer its leasehold interest under this Agreement, except, however, for any rights in and to the Lessee's interest in the lease embodied in this Agreement which may accrue to the Manufacturers Hanover Trust Company (hereinafter called the "Mortgagee"), as successor to the Central Union Trust Company as mortgagee under a Mortgage and Deed of Trust dated January 2,

1924, between the Debtor and the Mortgagee, as amended and supplemented. Lessee, at its own expense, will promptly pay or discharge any and all sums claimed by any party which, if unpaid, might become a lien, charge, security interest or other encumbrance (other than an encumbrance resulting from claims against the Lessor not related to the ownership of the Cars and other than the lien of the said Mortgage and Deed of Trust) upon or with respect to any Car, including any accession thereto, or the interest of Lessor, or Lessee therein, and will promptly discharge any such lien, claim, security interest or encumbrance which arises. Lessee shall not, without Lessor's prior written consent, part with the possession or control of, or suffer or allow to pass out of its possession or control, any of the Cars, except as permitted herein.

So long as Lessee shall not be in default under this Agreement, Lessee shall be entitled to the possession of the Cars and to the use of the Cars upon lines of railroad owned or operated by it or upon lines of railroad over which Lessee has trackage or other operating rights or over which Lessee's railroad equipment is regularly operated pursuant to contract, and also to permit the use of the Cars upon connecting and other carriers in the usual interchange of traffic, but only upon and subject to all the terms and conditions of this Agree-

ment; provided, however, that Lessee shall not assign or permit the assignment of any Car to service involving the regular operation and maintenance thereof outside the United States of America. Lessee may receive and retain compensation for such use from other railroads so using any of the Cars.

Nothing herein shall be deemed to restrict Lessee's right to assign or transfer its interest under this Agreement or possession of the Cars to any railroad corporation incorporated under the laws of any state of the United States of America or the District of Columbia (which shall have duly assumed Lessee's obligations hereunder) into or with which Debtor's property shall have become merged or consolidated or which shall have acquired the property of Debtor as an entirety or substantially as an entirety, provided that such assignee or transferee will not, upon the effectiveness of such merger or consolidation, be in default under any provision of this Agreement.

The Reorganization Proceedings shall not be dismissed or terminated nor shall the property of the Debtor be surrendered by the Trustees or their successor or successors, unless, (a) as a condition of such dismissal or termination or such surrender, all of the obligations then existing or to accrue of the Trustees under this Agreement shall be assumed as a general obligation

by the Debtor's successor pursuant to a plan of reorganization approved in the Reorganization Proceedings or by any other railroad corporation acquiring all or substantially all of the lines of railroad of the Debtor or as an obligation, having the same status and priorities as those of the Trustees under this Agreement, by any receiver or receivers in equity, or trustee or trustees, that shall succeed the Trustees, or (b) payment in full in cash (or provision therefor satisfactory to the Lessor) is made to the Lessor of the Stipulated Loss Value of the Equipment and all damages, claims, or any other moneys payable to or in favor of the Lessor pursuant to this Agreement, together with interest thereon as herein provided to the date of payment thereof.

In case of any sale or conveyance of all or substantially all of the lines of railroad of the Debtor, the purchaser, or transferee of the purchaser, shall not be at liberty to refuse to accept performance of this Agreement or to disaffirm it and any such purchaser and any such transferee shall assume and agree to perform each and all of the obligations of the Trustees hereunder, unless provision is made for the payment to the Lessor as provided above in clause (b) of the next preceding paragraph.

Whenever used in this Agreement, the term "Trustees"

shall be deemed to mean any corporation (including the Debtor), receiver or receivers in equity, trustee or trustees, purchaser or transferee of any purchaser which shall have assumed and agreed to perform each and all of the obligations and covenants of the Trustees hereunder.

Section 13. Notices. Any notice required or permitted to be given by or to either party hereto shall be deemed to have been given when deposited in the United States mails, first-class postage prepaid and addressed as set forth at the beginning hereof.

Section 14. Law Governing. This Agreement shall be construed in accordance with the laws of Pennsylvania; provided, however, that the parties shall be entitled to all rights conferred by Section 20c of the Interstate Commerce Act and such additional rights arising out of the filing, recording, or depositing hereof as shall be conferred by the laws of the several jurisdictions in which this Agreement shall be filed, recorded or deposited.

Section 15. Modification of Agreement. Except as specifically provided for under the terms of this Agreement, no modification, extension, waiver, renewal or termination of

this Agreement, or any of its provisions, shall be binding on either party hereto unless made in writing on its behalf by the duly authorized representative of said party.

Section 16. Annual Reports. On or before February 28 in each year, commencing with the year 1974, Lessee will furnish to Lessor an accurate statement, as of the preceding December 1, (a) showing the amount, description and numbers of the Cars then leased hereunder, the amount, description and numbers of all Cars that may have suffered a Casualty Occurrence during the preceding 12 months (or since the date of this Agreement, in the case of the first such statement), and such other information regarding the condition and state of repair of the Cars as Lessor may reasonably request, and (b) stating that, in the case of all Cars repainted during the period covered by such statement, the markings required by Section 6 hereof shall have been preserved or replaced.

Lessor shall have the right, by its authorized representatives but shall be under no obligation, to inspect the Cars and Lessee's records with respect thereto, at such times as shall be reasonably necessary to confirm to Lessor the existence and proper maintenance thereof during the continuance of the lease embodied in this Agreement. Lessee's obligations respect-

ing the Cars shall not be diminished in any manner by any failure of Lessor to so inspect.

Section 17. Opinion of Counsel. At the time this Agreement is executed, Lessee will deliver to Lessor two counterparts of the written opinion of counsel for Lessee, addressed to Lessor in scope and substance satisfactory to counsel for Lessor, to the effect that:

A. this Agreement has been duly authorized by the Court upon due notice and duly executed and delivered by the Trustees and constitutes a valid, legal and binding agreement of the Trustees, enforceable in accordance with its terms;

B. this Agreement has been duly filed and recorded with the Interstate Commerce Commission pursuant to Section 20c of the Interstate Commerce Act and such filing and recordation will protect Lessor's interest in and to the Cars and no filing, recording or deposit (or giving of notice) with any other federal, state or local government is necessary in order to protect the interests of Lessor in and to the Cars;

C. no approval is required from any public regulatory body with respect to the Lessee entering into or

performing this Agreement;

D. the entering into and performance of this Agreement will not result in any breach of, or constitute a default under, any indenture, mortgage, deed of trust, bank loan or credit agreement or other agreement or instrument to which Lessee is a party or by which it may be bound; and

E. no mortgage, deed of trust, or other lien of any nature whatsoever which now covers or affects, or which may hereafter cover or affect, any property or interests therein of Lessee, hereafter will attach to the Cars or in any manner affects or will affect adversely Lessor's right, title and interest therein; provided, however, that such liens may attach to the rights of Lessee hereunder in and to the Cars.

Section 18. Recording; Expenses. Lessee will cause, at its expense, this Agreement and any assignment thereof to be filed and recorded with the Interstate Commerce Commission in accordance with Section 20c of the Interstate Commerce Act. Lessee will undertake the filing, registering, deposit and recording required of Lessor hereunder and will from time to time do and perform any other act and will execute, acknowledge,

deliver, file, register, record (and will file, reregister, deposit and redeposit and re-record whenever required) any and all further instruments required by law or reasonably requested by Lessor for the purpose of proper protection, to its satisfaction, of Lessor's interests in the Cars, or for the purpose of carrying out the intention of this Agreement; and Lessee will promptly furnish to Lessor evidences of all such filing, registering, depositing or recording, and an opinion or opinions of counsel for Lessee with respect thereto satisfactory to Lessor. This Agreement will be filed and recorded with the Interstate Commerce Commission prior to the delivery and acceptance hereunder of any Car.

Section 19. Federal Income Taxes. The Lessor, as the owner of the Cars, shall be entitled to such deductions, credits and other benefits as are provided by the Internal Revenue Code of 1954, as amended to the date hereof or subsequently (hereinafter called the "Code"), to an owner of property, including (without limitation) any investment tax credit with respect to the Cars.

Lessee agrees that neither it nor the Debtor will at any time take any action or file any returns or other documents inconsistent with the foregoing. Lessee agrees to keep and

make available for inspection and copying by Lessor such records as will enable Lessor to determine whether it is entitled to the benefit of any amortization or depreciation deduction or tax credit which may be available from time to time with respect to the Cars.

If, by reason of an act or omission of Lessee, the Lessor shall lose, or shall not have or shall lose the right to claim, or if (other than for such reasons) there shall be disallowed with respect to the Lessor, all or any portion of such tax credits or amortization or depreciation deductions with respect to any Car, the rental rate set forth in Section 4 and the Stipulated Loss Values set forth in Section 8 of this Agreement applicable to such Car shall, on and after the next succeeding rental payment date after written notice to the Lessee by the Lessor that such credits or amortization or depreciation deductions have not been claimed, or if claimed and then disallowed on and after the next succeeding rental date after payment of the tax attributable thereto, be increased by such amount for such Cars which, in the reasonable opinion of the Lessor, will cause the Lessor's net return ((after all income taxes, calculated on the assumption that the Lessor's Federal, state and local taxes computed by reference to net income or excess profits are based on a 48% effective Federal

tax rate and the highest effective state and local income tax and/or excess profit tax rates generally applicable to the Lessor, including therein the effect of any applicable surtax, surcharge and/or other tax or charge related thereto, and deducting (to the extent at that time permitted by Federal Law) from any such Federal tax 48% of the amount of any such state and local tax (such rates as so calculated being hereinafter in this Agreement called the "Assumed Rates"), including any penalties thereon)) in respect of such Cars under this Agreement to equal the net return (after all income taxes at the Assumed Rates, including any penalties thereon) that would have been available if the Lessor had been entitled to utilization of all or such portion of such credits or amortization or depreciation deductions which were not claimed or were disallowed and the Lessee shall forthwith pay to the Lessor the amount of any interest which may be assessed by the United States against the Lessor attributable to the loss of all or any portion of such credits or amortization or depreciation deductions. "Lessor's net return", as used herein, shall be determined on the basis of, and consistent with, the after-tax yield calculations in fact utilized by the Lessor in determining the acceptability to it of the rental rate set forth in Section 4 hereof.

The Lessor agrees that if, in the opinion of its inde-

pendent tax counsel (herein referred to as "Counsel"), a bona fide claim to all or a portion of such credits or amortization or depreciation deductions on any Car exists in respect of which the Lessee is required to pay increased rental and interest as aforesaid to the Lessor as above provided, the Lessor shall, upon request and at the expense of the Lessee, take all such legal or other appropriate action deemed reasonable by Counsel in order to sustain such claim. The Lessor may take such action prior to making payment of the amounts claimed pursuant to a notice of disallowance or may make such payment and then sue for a refund. In the latter event, the Lessee shall advance to the Lessor, without interest, sufficient funds to make such payment. The Lessor shall not be obligated to take any such legal or other appropriate action unless the Lessee shall first have indemnified the Lessor for all liabilities and expenses which may be entailed therein and shall have furnished the Lessor with such reasonable security therefor as may be requested.

The Lessee's agreement to pay any sums which may become payable pursuant to this Section 19 shall survive the expiration or other termination of this Lease, and there shall be made all necessary retroactive adjustments in the rentals and Stipulated Loss Values theretofore paid in order to carry

out the intent of this Section 19, which adjustments shall, forthwith following the determination of the amounts thereof, be paid by the Lessee by means of one lump sum payment.

Section 20. Severability. Any provision of this Agreement which is prohibited or unenforceable in any jurisdiction shall, as to such jurisdiction, be ineffective to the extent of such prohibition or unenforceability without invalidating the remaining provisions hereof, and any such prohibition or unenforceability in any jurisdiction shall not invalidate or render unenforceable such provision in any other jurisdiction.

Section 21. Other Obligations. Lessee agrees that, during the term of this Agreement, Lessee will not assume or enter into any other leases of equipment, equipment trust agreements, conditional sale agreements or other liabilities or obligations in connection with the leasing or financing of the acquisition of equipment or other tangible personal property, (i) if such liabilities or obligations would be entitled, directly or indirectly, to any priority in right of payment over the obligations of the Lessee under this Agreement, or (ii) if such liabilities or obligations would be secured, directly or indirectly, by any mortgage, lien or other security interest in property of the Debtor or Lessee (except the equip-

ment or other property involved in the particular transaction) unless the obligations of the Lessee under this Agreement are equally and ratably secured thereby, provided that nothing herein shall restrict the right of the Trustees to issue and sell trustees' certificates for any proper purpose.

Section 22. Miscellaneous. Any other provision contained in this Agreement to the contrary notwithstanding, it is hereby agreed that, unless clearly inappropriate by its terms, the termination of the leasing of the Cars under the terms of the lease embodied in this Agreement, shall not cut-off or otherwise in any way adversely affect any accrued rights of either party hereunder.

Subject to the provisions hereof, this Agreement shall bind and inure to the benefit of the parties hereof and their respective successors and assigns.

The parties hereto agree that, in connection with the performance of all acts and duties required hereunder, time is of the essence of this Agreement.

IN WITNESS WHEREOF, INTENDING TO BE LEGALLY BOUND HEREBY, Lessor and Lessee, each pursuant to due authority, have caused these presents to be signed in their respective names and their respective seals to be hereunto affixed as of the

date first above written.

RADNOR ASSOCIATES, LTD.

ATTEST:

By _____
President

Secretary

RICHARDSON DILWORTH and
ANDREW L. LEWIS, JR.,
Trustees of the property of
Reading Company, Debtor

Richardson Dilworth (SEAL)

WITNESS:

Andrew L. Lewis, Jr. (SEAL)

Exhibit "A"

CERTIFICATE OF ACCEPTANCE

Under Lease of Railroad Equipment dated as of November 1, 1972.

The undersigned, being the duly authorized agent of Richardson Dilworth and Andrew L. Lewis, Jr., Trustees of the property of Reading Company, Debtor (Trustees), hereby certifies that the following railroad box cars referred to in the Agreement to Lease Railroad Equipment (Lease) between Radnor Associates, Ltd. and the Trustees, dated as of November 1, 1972,

Quantity	Reading Company's Identifying Numbers	Date
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have been duly delivered by Radnor to the Trustees as lessee under the Lease and have been duly accepted by the undersigned on said date on behalf of the Trustees under the provisions of the Lease.

The undersigned further certifies that at the time of its delivery to the Trustees each car covered by this Certificate was properly marked on each side thereof with the legend provided in Section 6 of the Lease.

Authorized Representative of
Richardson Dilworth and Andrew L.
Lewis, Jr., Trustees of the property
of Reading Company, Debtor.

Exhibit B

SCHEDULE OF STIPULATED LOSS VALUES

Percentage of Lessor's purchase costs of the cars and installation costs of the refrigeration equipment to be paid pursuant to Sections 8 and 10 of that certain agreement to lease made between Radnor Associates, Ltd. and Richardson Dilworth and Andrew L. Lewis, Jr., Trustees of the property of Reading Company, Debtor

<u>Quarter</u>		<u>Quarter</u>	
1	103	18	65
2	101	19	62
3	100	20	59
4	98	21	53
5	97	22	50
6	95	23	46
7	93	24	43
8	92	25	40
9	90	26	36
10	88	27	32
11	86	28	29
12	84	29	23
13	80	30	19
14	77	31	15
15	74	32	11
16	71	Thereafter	11
17	68		