

STATE OF CALIFORNIA )  
)  
)  
)  
)  
CITY AND COUNTY OF SAN FRANCISCO )

SS.

10530A  
RECORDATION NO. .... Filed 1425  
JUL 16 1979 - 8 25 PM  
INTERSTATE COMMERCE COMMISSION

IN WITNESS WHEREOF, the below signed attests  
that the attached documents are true and exact copies of  
the original lease agreement between BRAE Corporation, a  
Delaware corporation, and BERLIN MILLS RAILWAY, INC., a  
New Hampshire corporation, dated November 2, 1978.

Mirella R. Abbo  
Notary Public

My commission expires: 2/25/83



# BRAE CORPORATION

## LEASE AGREEMENT

THIS LEASE AGREEMENT, made as of this 2nd day of ...November....., 197. §  
between the BRAE CORPORATION, a Delaware Corporation, Three Embarcadero Center, San Fran-  
cisco, California 94111 ("BRAE"), as Lessor, and Berlin Mills Railway, Inc.....  
....., a New Hampshire Corporation, Berlin, New Hampshire 03570  
(address of Lessee)

.....  
("Lessee"), as Lessee.

### 1. Scope of Agreement

A. BRAE agrees to lease to Lessee, and Lessee agrees to lease from BRAE, ~~Freight Cars~~ as set forth in any lease schedules executed by the parties concurrently herewith or hereafter and made a part of this Agreement. The word "Schedule" as used herein includes the Schedule or Schedules executed herewith and any additional Schedules and amendments thereto, each of which when signed by both parties shall be a part of this Agreement. The scheduled items of equipment are hereinafter called collectively the "Cars."

B. It is the intent of the parties to this Agreement that BRAE shall at all times be and remain the lessor of the Cars. Lessee agrees that it will at no time take any action or file any document which is inconsistent with the foregoing intent and that it will take such action and execute such documents as may be necessary to accomplish this intent.

### 2. Term

A. This Agreement shall remain in full force until it shall have been terminated as to all of the Cars as provided herein. The lease pursuant to this Agreement with respect to each Car shall commence when such Car has been delivered, as provided in Section 3A hereof, and shall continue until fifteen (15) years (the "initial lease term") have expired from the actual date of delivery, as provided in Section 3A hereof, for the last of the Cars described on the Schedule on which such Car is described. \*\*

B. If this Agreement has not been earlier terminated and no default has occurred and is continuing, it shall automatically be extended for not more than five consecutive periods of twelve months each (the "extended lease term") with respect to all of the Cars described on each Schedule, provided, however, that BRAE or Lessee may terminate this Agreement as to all, but not fewer than all, of the Cars on any Schedule by written notice delivered to the other not less than ~~XXXXX~~ months prior to the end of the initial lease term or any extended lease term. \*\*\*

### 3. Supply Provisions

A. BRAE will inspect each of the Cars tendered by the manufacturer for delivery to Lessee. Prior to such inspection, however, Lessee shall confirm in writing to BRAE that the sample Car which will be made available for Lessee's inspection prior to the commencement of deliveries conforms to the specifications of the equipment agreed to by Lessee. Upon such approval by Lessee and BRAE's determination that the Car conforms to the specifications ordered by BRAE and to all

BC-6/78

 \* New Freight Cars

\*\* Unless sooner terminated as provided herein.

\*\*\* six

applicable governmental regulatory specifications, and this Agreement has not been terminated, BRAE will accept delivery thereof at the manufacturer's facility and shall notify Lessee in writing of such acceptance. Each of the Cars shall be deemed delivered to Lessee upon acceptance\* by BRAE. The Cars shall be moved to Lessee's railroad line at no cost to Lessee as soon after acceptance of delivery by BRAE as is consistent with mutual convenience and economy. Due to the nature of railroad operations in the United States, BRAE can neither control nor determine when the Cars leased hereunder will actually be available to Lessee for its use on its railroad tracks. Notwithstanding that Lessee may not have immediate physical possession of a Car, the lease hereunder with respect thereto shall commence upon acceptance\* by BRAE from the manufacturer, Lessee agrees to pay to BRAE the rent for such Car set forth in this Agreement. To move the Cars to Lessee's railroad line and insure optimal use of the Cars after the first loading of freight for each Car ~~on the rail-  
XXXXXXX XXXXX~~(the "initial loading"), BRAE agrees to assist Lessee in monitoring Car movements and, when deemed necessary by Lessee and BRAE, to issue movement orders with respect to such Cars to other railroad lines in accordance with ICC and AAR interchange agreements and rules.

B. Lessee agrees that so long as it shall have on lease any Cars, it shall not lease freight cars from any other party until it shall have received all of the Cars on the Schedule or Schedules. Lessee shall give preference to BRAE and shall load the Cars leased from BRAE prior to loading substantially similar freight cars leased from other parties or purchased by Lessee subsequent to the date of this Agreement or interchanged with railroads; provided, however, that this shall in no event prevent or prohibit Lessee from fulfilling its obligations to provide transportation and facilities upon reasonable request therefor to shippers on its railroad tracks.

C. Additional Cars may be leased from BRAE by Lessee only upon the mutual agreement of the parties hereto. Upon such agreement, such additional Cars shall be identified in Schedules to this Agreement and shall benefit from and be subject to this Agreement upon execution of the Schedules by BRAE and Lessee. Notwithstanding the execution of any Schedules, including Schedules for additional Cars, the delivery of any Car to Lessee shall be subject to manufacturer's delivery schedules, the availability of financing on terms satisfactory to BRAE and the mutual acknowledgment of the parties that the addition of such Cars is not likely to reduce Utilization (as defined in Section 6A hereof) of all Cars on lease to Lessee to less than 87.5 per cent in any calendar quarter. If, due to any of the factors listed in the preceding sentence, fewer than all of the Cars listed on a Schedule shall be delivered to Lessee, the initial lease term shall terminate fifteen (15) years from the date on which the final Car of the most recent group of Cars was delivered, as provided in Section 3A hereof.

#### 4. Railroad Markings and Record Keeping

A. BRAE and Lessee agree that on or before delivery of any Cars to Lessee, said Cars will be lettered with the railroad markings of Lessee and may also be marked with the name and/or other insignia used by Lessee. BRAE and Lessee further agree that any Car may also be marked with the name of BRAE and any other information required by an owner or secured party under a financing agreement entered into by BRAE in connection with the acquisition of such Car. All such names, insignia and other information shall comply with all applicable regulations.

B. At no cost to Lessee, BRAE shall during the term of this Agreement prepare for Lessee's signature and filing all documents relating to the registration, maintenance and record keeping functions involving the Cars. Such documents shall include but are not limited to the following: (i) appropriate AAR documents including an application for relief from AAR Car Service Rules 1 and 2; (ii) registration in the Official Railway Equipment Register and the Universal Machine Language Equipment Register; and (iii) such reports as may be required from time to time by the ICC and/or other regulatory agencies.

BC-6/78

\* of delivery  
\*\* and

C. Each Car leased hereunder shall be registered at no cost to Lessee in the Official Railway Equipment Register and the Universal Machine Language Equipment Register. BRAE shall, on behalf of Lessee, perform all record keeping functions related to the use of the Cars by Lessee and other railroads in accordance with AAR railroad interchange agreements and rules, such as car hire reconciliation. Correspondence from railroads using such Cars shall be addressed to Lessee at such address as BRAE shall select.

D. All record keeping performed by BRAE hereunder and all record of payments, charges and correspondence related to the Cars shall be separately recorded and maintained by BRAE in a form suitable for reasonable inspection by Lessee from time to time during regular BRAE business hours. Lessee shall supply BRAE with such reports, including daily telephone reports of the number of Cars on Lessee's tracks, regarding the use of the Cars by Lessee on its railroad line as BRAE may reasonably request.

##### 5. Maintenance, Taxes and Insurance

A. Except as otherwise provided herein, BRAE will pay all costs, expenses, fees and charges incurred in connection with the use and operation of each of the Cars during its lease term and any extension thereof, including but not limited to repairs, maintenance and servicing, unless the same was occasioned by the fault of Lessee. Lessee shall inspect all Cars interchanged to it to insure that such Cars are in good working order and condition and shall be liable to BRAE for any repairs required for damage not noted at the time of interchange. Lessee hereby transfers and assigns to BRAE all of its right, title and interest in any warranty in respect of the Cars. All claims or actions on any warranty so assigned shall be made and prosecuted by BRAE at its sole expense and Lessee shall have no obligation to make any claim on such warranty. Any recovery under such warranty shall be payable solely to BRAE. \*

B. Except as provided above, BRAE shall make or cause to be made such inspections of, and maintenance and repairs to, the Cars as may be required. Upon request of ~~XXXXXX~~ perform any necessary maintenance and repairs to Cars on Lessee's railroad tracks as may be reasonably requested by BRAE. BRAE shall also make, at its expense, all alterations, modifications or replacement of parts as shall be necessary to maintain the Cars in good operating condition throughout the term of the lease of such Cars. Lessee may make running repairs to facilitate continued immediate use of a Car, but shall not otherwise make any repairs, alterations, improvements or additions to the Cars without BRAE's prior written consent. If Lessee makes an alteration, improvement or addition to any Car without BRAE's prior written consent, Lessee shall be liable to BRAE for any revenues lost due to such alteration. Title to any such alteration, improvement or addition shall be and remain with BRAE.

C. Lessee will at all times while this Agreement is in effect be responsible for the Cars while on Lessee's railroad tracks in the same manner that Lessee is responsible under Rule 7 of the AAR Car Service and Car Hire Agreement Code of Car Service Rules—Freight for freight cars not owned by Lessee on Lessee's railroad tracks. Lessee shall protect against the consequences of an event of loss involving the Cars while on Lessee's railroad tracks by obtaining insurance. Lessee shall also maintain bodily injury and property damage liability insurance. Lessee shall furnish BRAE concurrently with the execution hereof and thereafter at intervals of not more than 12 calendar months with certificates of insurance with respect to the insurance required as aforesaid signed by an independent insurance broker. All insurance shall be taken out in the name of Lessee and BRAE (or its assignee) as their interests may appear.

D. BRAE agrees to reimburse Lessee for all taxes, assessments and other governmental charges of whatsoever kind or character paid by Lessee relating to each Car and on the lease, delivery

BC-8/78

- 3
- \* BRAE shall maintain the cars in accordance with AAR rules
  - \*\* BRAE, and at BRAE's expense, lessee may, at its option,
  - \*\*\* at BRAE's expense,
  - + unless Lessee chooses to maintain a self-insurance program satisfactory to BRAE. If Lessee chooses to obtain insurance

See Rider



basis rather than a yearly basis the amount due it pursuant to this section. Any amounts payable pursuant to this section shall be paid promptly following such calculation, provided, however, that following the yearly calculation, any amount paid to either party in excess of the amounts required by the yearly calculation shall be promptly refunded to the appropriate party.

C. If at any time during <sup>\*\*</sup>calendar quarter, the number of days that the Cars have not earned car hire payments is such as to make it mathematically certain that the Utilization in such calendar quarter cannot be equal to or greater than 87.5 per cent, BRAE may, at its option and upon not less than ten (10) days' prior written notice to Lessee, terminate this Agreement as to such Cars as BRAE shall determine.

D. If the ICC shall, at any time, (1) issue an order reducing incentive car hire payments for Cars on an annual basis to less than three months without a corresponding increase in straight car hire payments or other monies available to both BRAE and Lessee at least equal in amount to such reduction or (2) determine that Lessee may not apply its incentive car hire receipts in payment of the rental charges set forth in this Section 6, BRAE may, at its election which shall be effective promptly upon written notice to Lessee, either (i) terminate this Agreement, or (ii) keep this Agreement in effect except that it shall be modified so that thereafter the rent which Lessee shall pay to BRAE for the use of the Cars, notwithstanding anything contained in Section 6A hereof to the contrary, shall be 100% of the payments, of whatever character, made to Lessee by other railroad companies for their use or handling of the Cars, including but not limited to, mileage charges, straight car hire payments and incentive car hire payments. @

E. During the term of this Agreement, if any Car remains on Lessee's railroad tracks for more than <sup>\*\*\*</sup>consecutive days, BRAE may, at its option and upon not less than twenty-four (24) hours' prior written notice, terminate this Agreement as to such Car and withdraw such Car from Lessee's railroad tracks. Lessee shall permit to BRAE an amount equal to the payments Lessee would have earned if such Cars were in the physical possession and use of another railroad for the entire period.

## 7. Possession and Use

A. So long as Lessee shall not be in default under this Agreement, Lessee shall be entitled to the possession, use and quiet enjoyment of the Cars in accordance with the terms of this Agreement and in the manner and to the extent Cars are customarily used in the railroad freight business, provided that Lessee retain on its railroad tracks no more Cars than are necessary to fulfill its immediate requirements to provide transportation and facilities upon reasonable request therefor to shippers on its railroad tracks. However, Lessee's rights shall be subject and subordinate to the rights of any owner or secured party under any financing agreement entered into by BRAE in connection with the acquisition of Cars, i.e., upon notice to Lessee from any such secured party or owner that an event of default has occurred and is continuing under such financing agreement, such party may require that all rent shall be made directly to such party and/or that the Cars be returned to such party. Lessee agrees that to the extent it has physical possession and can control use of the Cars, the Cars will at all times be used and operated under and in compliance with the laws of the jurisdiction in which the same may be located and in compliance with all lawful acts, rules and regulations, and orders of any governmental bodies or officers having power to regulate or supervise the use of such property, except that either BRAE or Lessee may in good faith and by appropriate proceedings contest the application of any such rule, regulation or order in any reasonable manner at the expense of the contesting party.

B. Lessee will not directly or indirectly create, incur, assume, or suffer to exist any mortgage, pledge, lien, charge, encumbrance, or other security interest or claim on or with respect to the Cars

BC-6/76

\* to either party as a result of such quarterly calculations.

\*\* any two consecutive

\*\*\* ten

+ have the option, however, to

++ party, and the Lease shall terminate as to such Car or Cars.

@If the ICC reinstates incentive car payments, then the revenue share formula as defined in 6A(ii) shall also be reinstated.



Lessee upon return of such Car to Lessee's railroad line or (2) by another railroad line which has physical possession of the Car at the time of or subsequent to termination of the lease term as to such Car. If such Car is not on the railroad line of Lessee upon termination, any cost of assembling, delivering, storing, and transporting such Car to Lessee's railroad line or the railroad line of a subsequent lessee shall be borne by BRAE. If such Car is on the railroad line of Lessee upon such expiration or termination or is subsequently returned to Lessee's railroad line, Lessee shall at its own expense within five (5) working days remove Lessee's railroad markings from such Car and place thereon such markings as may be designated by BRAE. After the removal and replacement of markings, Lessee shall use its best efforts to load such Car with freight and deliver it to a connecting carrier for shipment. Lessee shall provide up to thirty (30) days' free storage on its railroad tracks for BRAE or the subsequent lessee of any terminated Car.\* If any Car is terminated pursuant to Sections ~~XXXXX~~ or 8 hereof prior to the end of its lease term, Lessee shall be liable to BRAE for all costs and expenses incurred by BRAE to repaint such Car and place thereon the markings and name or other insignia of BRAE's subsequent lessee.

#### 10. Indemnities

BRAE will defend, indemnify and hold Lessee harmless from and against (1) any and all claims based upon loss or damage to the Cars, unless occurring while Lessee has physical possession of Cars and (2) any other type of claim, cause of action, damage, liability, cost or expense which may be asserted against Lessee with respect to the Cars (unless occurring through the fault of Lessee), including without limitation claims with respect to the construction, purchase, delivery to Lessee's railroad line, ownership, leasing, return, use, maintenance, repair, replacement, operation or condition (whether defects, if any, are latent or are discoverable by BRAE or Lessee) of the Cars.

#### 11. Representations, Warranties and Covenants

Lessee represents, warrants and covenants that:

(i) Lessee is a corporation duly organized, validly existing and in good standing under the laws of the state where it is incorporated and has all necessary corporate power and authority, permits and licenses to perform its obligations under this Agreement.

(ii) The entering into and performance of this Agreement will not violate any judgment, order, law or regulation applicable to Lessee, or result in any breach of, or constitute a default under, or result in the creation of any lien, charge, security interest or other encumbrance upon any assets of Lessee or on the Cars pursuant to any instrument to which Lessee is a party or by which it or its assets may be bound.

(iii) There is no action or proceeding pending or threatened against Lessee before any court or administrative agency or other governmental body which might result in any material adverse effect on the business, properties and assets, or conditions, financial or otherwise, of Lessee.

(iv) There is no fact which Lessee has not disclosed to BRAE in writing, nor is Lessee a party to any agreement or instrument nor subject to any charter or other corporate restriction which, so far as the Lessee can now reasonably foresee, will individually or in the aggregate materially adversely affect the ability of the Lessee to perform its obligations under this Agreement.

(v) Lessee has during the years 1964-1968 neither built, leased nor purchased any new or rebuilt freight cars.

#### 12. Inspection

BRAE shall at any time during normal business hours have the right to enter the premises where the Cars may be located for the purpose of inspecting and examining the Cars to insure Lessee's compliance with its obligations hereunder. Lessee shall immediately notify BRAE of any accident connected with the malfunctioning or operation of the Cars, including in such report the

BC-6/78

\* if available trackage permits<sup>7</sup>

\*\* If trackage is unavailable, BRAE, at its own expense, shall move such Car or Cars within ten (10) days

\*\*\* 6F

time, place and nature of the accident and the damage caused, the names and addresses of any persons injured and of witnesses, and other information pertinent to Lessee's investigation of the accident. Lessee shall also notify BRAE in writing within five (5) days after any attachment, tax lien or other judicial process shall attach to any Car. Lessee shall furnish to BRAE promptly upon its becoming available, a copy of its annual report submitted to the ICC and, when requested, copies of any other income or balance sheet statements submitted to the ICC or its shareholders generally.

### 13. Miscellaneous

A. This Agreement and the Schedules contemplated hereby shall be binding upon and shall inure to the benefit of the parties hereto and their respective successors and assigns, except that Lessee may not without the prior written consent of BRAE assign this Agreement or any of its rights hereunder or sublease the Cars to any party, and any purported assignment or sublease in violation hereof shall be void. Lessee agrees to acknowledge, upon receipt, any assignment of this Agreement by BRAE to an owner or secured party under any financing agreement entered into by BRAE in connection with the acquisition of all or part of the Cars leased hereunder.

B. Both parties agree to execute the documents contemplated by this transaction and such other documents as may be required in furtherance of any financing agreement entered into by BRAE in connection with the acquisition of the Cars in order to confirm the financing party's interest in and to the Cars, this Agreement and Schedules hereto and to confirm the subordination provisions contained in Section 7 hereof and in furtherance of this Agreement.

C. It is expressly understood and agreed by the parties hereto that this Agreement constitutes a lease of the Cars only and no joint venture or partnership is being created. Notwithstanding the calculation of rental payments, nothing herein shall be construed as conveying to Lessee any right, title or interest in the Cars except as a lessee only.

D. No failure or delay by BRAE shall constitute a waiver or otherwise affect or impair any right, power or remedy available to BRAE nor shall any waiver or indulgence by BRAE or any partial or single exercise of any right, power or remedy preclude any other or further exercise thereof or the exercise of any other right, power or remedy.

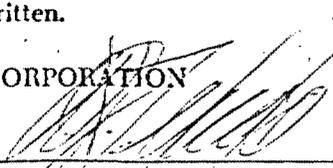
E. This Agreement shall be governed by and construed according to the laws of the State of California.

F. All notices hereunder shall be in writing and shall be deemed given when delivered personally or when deposited in the United States mail, postage prepaid, certified or registered, addressed to the president of the other party at the address set forth above.

G. No security interest in this Agreement, as chattel paper (as defined in the Uniform Commercial Code), may be created by the transfer of possession of any counterpart hereof other than the original counterpart hereof. The original counterpart hereof shall be marked "Original" and delivered to BRAE and all other counterparts hereof shall be duplicates and shall be marked "Duplicate."

IN WITNESS WHEREOF, the parties hereto have executed this Agreement as of the date first above written.

BRAE CORPORATION

BY: 

TITLE: President

DATE: 11-08-78

BERLIN MILLS RAILWAY, INC.

BY: 

TITLE: PRESIDENT

DATE: November 2, 1978

Rider No. I to the Lease Agreement dated November 2nd,  
1978 between Berlin Mills Railway, Inc. and BRAE  
Corporation.

Section 6 is hereby amended by adding, thereto, the  
following Sections 6F and 6G, as follows:

6F. If any such Car remains on Lessee's railroad  
tracks more than ten (10) consecutive days  
because Lessee has not given preference to the Cars  
as specified in Section 3B hereof, Lessee shall  
be liable for and remit to BRAE an amount equal  
to the per diem and incentive per diem ~~if~~ such  
Cars were in the physical possession and use  
of another railroad for the entire period.

6G. BRAE Corporation will file the necessary elections  
pursuant to Sections 46-48 inclusive of the  
Internal Revenue Service Code of 1954, as amended,  
to treat Lessee as purchaser of the equipment for  
investment tax credit purposes.

BRAE CORPORATION

BY: \_\_\_\_\_

TITLE: \_\_\_\_\_

DATE: \_\_\_\_\_

BERLIN MILLS RAILWAY, INC.

BY: \_\_\_\_\_

TITLE: \_\_\_\_\_

DATE: \_\_\_\_\_

11-06-78

November 2, 1978

Rider No. II to the Lease Agreement dated November 2, 1978, between Berlin Mills Railway, Inc. and BRAE Corporation.

Section 8B is hereby amended by deleting such section in its entirety and substituting, in lieu thereof, the following:

B. Upon the occurrence of an event of default by BRAE which has the effect of delaying for a period of greater than 30 days, payments otherwise due Lessee pursuant to the terms of this Agreement and or which causes Lessee to lose the right to utilize the Cars for a period of greater than thirty (30) days and such event of default is not cured (including the reinstatement of Lessee's right to utilize the Cars and the payment in full of any delayed payments) within thirty (30) days, Lessee may, at its option, terminate this Agreement.

Upon the occurrence of any event of default by Lessee, BRAE may, at its option,

(i) Terminate this Agreement, proceed by any lawful means to recover any rental charges or any other amounts that may be due BRAE as of the day of termination, and terminate Lessee's right of possession and use of the Cars, whereupon all right and interest of Lessee in the Cars shall terminate and thereupon BRAE may enter upon any premises where the Cars may be located and take possession of them and henceforth hold, possess and enjoy the same free from any right of Lessee, provided that BRAE shall nevertheless have the right\*which under the terms of this Agreement may then be due or which may have accrued to the date on which BRAE took such possession; or

(ii) Proceed by any lawful means to enforce performance by Lessee of this Agreement except for a breach of Subsections 8A(ii) and 8A(vi) whereupon BRAE's rights are in accord with Subsection 8B(i) above.

The party in default agrees to bear the costs and expenses including without limitation reasonable attorney's fees, incurred by the other party in connection with the exercise of its remedies pursuant to this Section 8B.

BRAE CORPORATION

BY: [Signature]

TITLE: President

DATE: 11-06-78

BERLIN MILLS RAILWAY, INC.

BY: [Signature]

TITLE: PRESIDENT

DATE: November 2, 1978

*BB*  
\*to recover any and all rental amounts

Rider No. III to the Lease Agreement dated November 2, 1978,  
between Berlin Mills Railway, Inc. and BRAE Corporation.

Section 5C is hereby amended by adding thereto the following:

BRAE will furnish Lessee with certificates of insurance,  
bodily injury and property damage liability insurance for  
at least \$5,000,000 per occurrence. Each certificate shall  
be issued at each renewal date and each certificate shall  
provide for 30 day notice in the event of cancellation.

BRAE CORPORATION

BY: \_\_\_\_\_

TITLE: \_\_\_\_\_

DATE: \_\_\_\_\_

BERLIN MILLS RAILWAY, INC.

BY: \_\_\_\_\_

TITLE: \_\_\_\_\_

DATE: \_\_\_\_\_

*[Handwritten signature]*  
President  
11-06-78

*[Handwritten signature]*  
PRESIDENT  
November 2, 1978

Rider No. IV to the Lease Agreement dated November 2, 1978 between Berlin Mills Railway, Inc. and BRAE Corporation.

Section 8 is hereby amended by adding a new section, 8C, as follows:

In the event that more than 35 percent of the total number of Cars ~~XXXXXX~~ remain on Lessee's railroad tracks or are otherwise not in use and are stored by Lessee for a period exceeding 60 days, Lessee shall have the option to terminate this agreement as to such ~~CARS~~ \*

BRAE CORPORATION

BY: [Signature]

TITLE: President

DATE: 11-06-78

BERLIN MILLS RAILWAY, INC.

BY: [Signature]

TITLE: PRESIDENT

DATE: November 2, 1978

 \*equipment schedules which cover in whole or in part the Cars which remain on Lessee's railroad tracks or are otherwise not in use provided, however, that Lessee has not violated Section 6F.

EQUIPMENT SCHEDULE No. 1

BRAE CORPORATION hereby leases the following Cars to Berlin Mills Railway, Inc. pursuant to that certain Lease Agreement dated as of NOV. 2, 1978.

A.A.R. Mech. Design	Description	Numbers	Dimensions			Doors Width	No. of Cars
			Length	Inside Width	Height		
XM	50 feet, 70 ton, std. Boxcar, 10" end-of-car cushioning, nailable steel floors.		50'6"	9'6"	Plate C	10" single	100

BRAE CORPORATION

BY: *[Signature]*

TITLE: President

DATE: 11-06-78

BERLIN MILLS RAILWAY, INC.

BY: *[Signature]*

TITLE: PRESIDENT

DATE: November 2, 1978

STATE OF New Hampshire..... }  
COUNTY OF Coos..... }

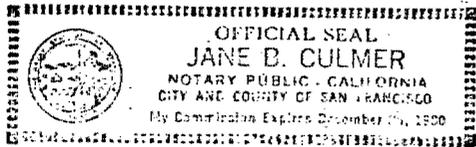
On this 2nd day of November, 1978, before me personally appeared R. Pinette, to me personally known, who being by me duly sworn says that such person is President of Berlin Mills Ry., Inc. that the foregoing Lease Agreement, Rider(s) Nos 1-4 and Equipment Schedule(s) No.s 1-5 were signed on behalf of said corporation by authority of its board of directors, and such person acknowledged that the execution of the foregoing instruments were the free acts and deeds of such corporation.

*Carol A. House*

Notary Public

STATE OF *California*..... }  
COUNTY OF *San Francisco*..... }

On this 6<sup>th</sup> day of November, 1978, before me personally appeared *Wm. Jevick* to me personally known, who being by me duly sworn says that such person is *President* of BRAE CORPORATION, that the foregoing Lease Agreement, Rider(s) No. .... and Equipment Schedule(s) No. 1... were signed on behalf of said corporation by authority of its board of directors, and such person acknowledged that the execution of the foregoing instruments were the free acts and deeds of such corporation.



*Jane B. Culmer*

Notary Public

EQUIPMENT SCHEDULE No. 2

BRAE CORPORATION hereby leases the following Cars to Berlin Mills Railway, Inc. pursuant to that certain Lease Agreement dated as of NOV. 2, 1978.

A.A.R. Mech. Design	Description	Numbers	Dimensions			Doors Width	No. of Cars
			Length	Inside Width	Height		
XM	50 feet, 70 ton, std. Boxcar, 10" end-of-car cushioning, nailable steel floors.		50'6"	9'6"	Plate C	10" single	100

BRAE CORPORATION

BY: 

TITLE: President

DATE: 11-06-78

BERLIN MILLS RAILWAY, INC.

BY: 

TITLE: PRESIDENT

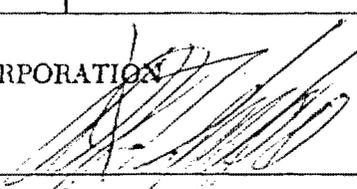
DATE: November 2, 1978

EQUIPMENT SCHEDULE No. 3

BRAE CORPORATION hereby leases the following Cars to Berlin Mills Railway, Inc. pursuant to that certain Lease Agreement dated as of NOV. 2, 1978.

A.A.R. Mech. Design	Description	Numbers	Dimensions			Doors Width	No. of Cars
			Length	Inside Width	Height		
XM	50 feet, 70 ton, std. Boxcar, 10" end-of-car cushioning, nailable steel floors.		50'6"	9'6"	Plate C	10" single	100

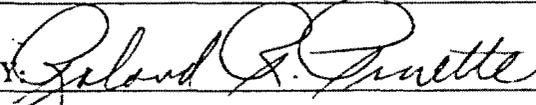
BRAE CORPORATION

BY: 

TITLE: President

DATE: 11-06-78

BERLIN MILLS RAILWAY, INC.

BY: 

TITLE: PRESIDENT

DATE: November 2, 1978

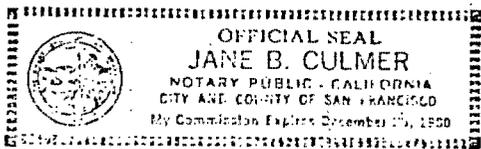
STATE OF New Hampshire..... }  
COUNTY OF Coos..... }

On this 2nd day of November, 1978, before me personally appeared R. Pinette, to me personally known, who being by me duly sworn says that such person is President of Berlin Mills Ry. In that the foregoing Lease Agreement, Rider(s) Nos 1-4 and Equipment Schedule(s) No.s 1-5 were signed on behalf of said corporation by authority of its board of directors, and such person acknowledged that the execution of the foregoing instruments were the free acts and deeds of such corporation.

Carol A. House  
Notary Public

STATE OF California..... }  
COUNTY OF San Francisco..... }

On this 6<sup>th</sup> day of November, 1978, before me personally appeared Wm. J. Lando to me personally known, who being by me duly sworn says that such person is President of BRAE CORPORATION, that the foregoing Lease Agreement, Rider(s) No. .... and Equipment Schedule(s) No. 1... were signed on behalf of said corporation by authority of its board of directors, and such person acknowledged that the execution of the foregoing instruments were the free acts and deeds of such corporation.



Jane B. Culmer  
Notary Public

EQUIPMENT SCHEDULE No. 4

BRAE CORPORATION hereby leases the following Cars to Berlin Mills Railway, Inc. pursuant to that certain Lease Agreement dated as of Nov. 2, 1978.

A.A.R. Mech. Design	Description	Numbers	Dimensions			Doors Width	No. of Cars
			Length	Inside Width	Height		
XM	50 feet, 70 ton, std. Boxcar, 10" end-of-car cushioning, available steel floors.		50'6"	9'6"	Plate C	10" single	100

BRAE CORPORATION

BY: *[Signature]*

TITLE: President

DATE: 11-06-78

BERLIN MILLS RAILWAY, INC.

BY: *[Signature]*

TITLE: PRESIDENT

DATE: November 2, 1978

STATE OF New Hampshire ..... }  
COUNTY OF Coos ..... }

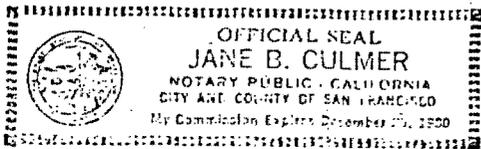
On this 2nd day of November, 1978, before me personally appeared R. Pinette, to me personally known, who being by me duly sworn says that such person is President of Berlin Mills Ry., Inc. that the foregoing Lease Agreement, Rider(s) Nos 1-4 and Equipment Schedule(s) No.s 1-5 were signed on behalf of said corporation by authority of its board of directors, and such person acknowledged that the execution of the foregoing instruments were the free acts and deeds of such corporation.

*Carol A. House*

Notary Public

STATE OF *California* ..... }  
COUNTY OF *San Francisco* ..... }

On this 6<sup>th</sup> day of November, 1978, before me personally appeared *Wm. J. ...* to me personally known, who being by me duly sworn says that such person is *President* of BRAE CORPORATION, that the foregoing Lease Agreement, Rider(s) No. .... and Equipment Schedule(s) No. 1... were signed on behalf of said corporation by authority of its board of directors, and such person acknowledged that the execution of the foregoing instruments were the free acts and deeds of such corporation.



*Jane B. Culmer*

Notary Public

STATE OF New Hampshire..... }  
COUNTY OF ..... Coos..... }

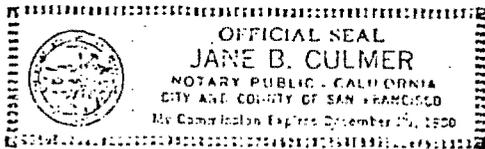
On this 2nd day of November, 1978, before me personally appeared R. Pinette, to me personally known, who being by me duly sworn says that such person is President of Berlin Mills Ry., Inc. that the foregoing Lease Agreement, Rider(s) Nos 1-4 and Equipment Schedule(s) No. s 1-5 were signed on behalf of said corporation by authority of its board of directors, and such person acknowledged that the execution of the foregoing instruments were the free acts and deeds of such corporation.

*Carol S. House*

Notary Public

STATE OF *California* }  
COUNTY OF *San Francisco* }

On this 6<sup>th</sup> day of *December*, 1978, before me personally appeared *Wm. J. Leach* to me personally known, who being by me duly sworn says that such person is *President* of BRAE CORPORATION, that the foregoing Lease Agreement, Rider(s) No. .... and Equipment Schedule(s) No. 1... were signed on behalf of said corporation by authority of its board of directors, and such person acknowledged that the execution of the foregoing instruments were the free acts and deeds of such corporation.



*Jane B. Culmer*

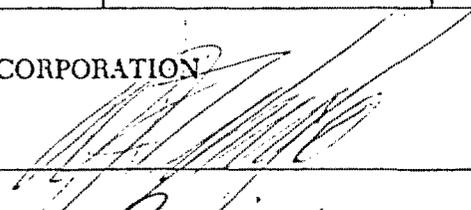
Notary Public

EQUIPMENT SCHEDULE No. 5

BRAE CORPORATION hereby leases the following Cars to Berlin Mills Railway, Inc. pursuant to that certain Lease Agreement dated as of Nov. 2, 1978

A.A.R. Mech. Design	Description	Numbers	Dimensions			Doors Width	No. of Cars
			Length	Inside Width	Height		
XM	50 feet, 70 ton, std. Boxcar, 10" end-of-car cushioning, nailable steel floors.		50'6"	9'6"	Plate C	10" single	100

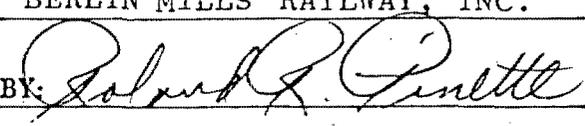
BRAE CORPORATION

BY: 

TITLE: President

DATE: 11-06-78

BERLIN MILLS RAILWAY, INC.

BY: 

TITLE: PRESIDENT

DATE: November 2, 1978