

UNITED STATES  
RAILWAY LEASING COMPANY

RECORDATION NO. 8523 Filed & Recorded  
OCT 14 1976 10 55 AM

INTERSTATE COMMERCE COMMISSION

RECORDATION NO. 8523 Filed & Recorded

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INTERSTATE COMMERCE COMMISSION

October 13, 1976

RECORDATION NO. 8523 Filed & Recorded

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OCT 14 1976 10 55 AM

INTERSTATE COMMERCE COMMISSION

Office of the Secretary  
Interstate Commerce Commission  
Washington, D. C. 20423

ICC Washington, D. C.

Re: Chattel Mortgage (Railroad Equipment Security Agreement) dated as of July 15, 1976

RECEIVED  
OCT 14 10 46 AM '76  
I.C.C.  
FEE OPERATION BR.

Gentlemen:

Pursuant to Section 20c of the Interstate Commerce Act, and the rules and regulations promulgated thereunder, as amended, we hand you herewith for filing eight (8) fully executed counterparts of the above-referenced Chattel Mortgage and nine (9) fully executed counterparts each of three (3) separate Assignments of Lease, each dated as of July 15, 1976, all as more fully described herein.

The parties to the Chattel Mortgage are:

- Mortgagor: United States Railway Leasing Company  
2200 East Devon Avenue  
Des Plaines, Illinois 60018
- Mortgagee: The Paul Revere Life Insurance Company  
1275 King Street  
Greenwich, Connecticut 06830

The parties to the three (3) separate Assignments of Lease are:

- Assignor: United States Railway Leasing Company  
2200 East Devon Avenue  
Des Plaines, Illinois 60018
- Assignee: The Paul Revere Life Insurance Company  
1275 King Street  
Greenwich, Connecticut 06830

*Vertical signature: C.T. Kanner*

Office of the Secretary  
Page Two  
October 13, 1976

A description, including lettering and car numbers of the equipment covered by the Chattel Mortgage and a description of the leases covered by the Assignments of Lease are contained in Schedule I attached to this letter.

Enclosed is Rosenthal and Schanfield check number 20478 in the amount of \$80.00 representing \$50.00 on account of the recordation fee for the Chattel Mortgage and \$30.00 on account of the recordation fee for the three (3) Assignments of Lease.

Since the above-mentioned documents are being delivered to you by hand, we would appreciate it, if possible, if you could return to the bearer hereof the same duly stamped copies of the documents not required to be kept by you. If this is not possible, please return the same by mail to:

I. Walter Deitch, Esquire  
Rosenthal and Schanfield  
105 West Adams Street  
Chicago, Illinois 60603

Very truly yours,

UNITED STATES RAILWAY LEASING COMPANY

  
Assistant Secretary

scc

Enclosures

**SCHEDULE I****DESCRIPTION OF LEASE AND EQUIPMENT**

<u>Type of Car</u>	<u>No. of Cars</u>	<u>Car Reporting Marks (Both Inclusive)</u>	<u>Lessee</u>	<u>Date of Leases</u>	<u>Lease Term (Yrs.)</u>	<u>ICC Rec. No.</u>
52'5" 70 ton side slider box cars	20	AMR 5001-5020	The Arcata and Mad River Rail Road Company	4-13-76	10	8458
52'5" 70 ton All-Door cars	20	AMC 501-520	Amador Central Railroad Company	2-26-76	5	8256
50'6" 70-ton box cars	50	ADN 7600-7649	Ashley, Drew & Northern Railway Company	5-14-76	15	8423

A-16

**Interstate Commerce Commission**  
**Washington, D.C. 20423**

10/14/76

**OFFICE OF THE SECRETARY**

I. Walter Deitch, Esq.  
Rosenthal and Schanfield  
105 West Adams Street  
Chicago, Illinois 60603

Dear

The enclosed document(s) was recorded pursuant to the provisions of Section 20(c) of the Interstate Commerce Act, 49 U.S.C. 20(c), on 10/14/76 at 10:55am , and assigned recordation number(s)

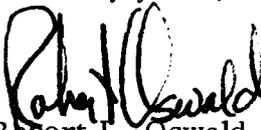
8523

8523-A

8523-B

8523-C

Sincerely yours,

  
Robert L. Oswald  
Secretary

Enclosure(s)

SE-30  
(5/76)

RECORDATION NO. **8523** Filed & Recorded

**OCT 14 1976 10 55 AM**

**INTERSTATE COMMERCE COMMISSION**

**CHATTEL MORTGAGE**  
**(Railroad Equipment Security Agreement)**

**THIS CHATTEL MORTGAGE** dated as of July 15, 1976, from UNITED STATES RAILWAY LEASING COMPANY, an Illinois corporation, with its principal offices at 2200 East Devon Avenue, Des Plaines, Illinois (the "Mortgagor") to THE PAUL REVERE LIFE INSURANCE COMPANY, a Massachusetts corporation, with a principal office at 1275 King Street, Greenwich, Connecticut (the "Mortgagee").

**W I T N E S S E T H**

WHEREAS, the Mortgagor is justly indebted to the Mortgagee in a principal amount not in excess of \$2,348,000 as evidenced by that certain 10 $\frac{1}{4}$ % Equipment Promissory Note, Issue AF of the Mortgagor (the "Note") payable to the order of the Mortgagee and expressed to bear interest at the rate of interest per annum specified therein and to mature October 15, 1991; and

WHEREAS, said Note and the principal and interest thereon and any and all extensions or renewals thereof in whole or in part and all other sums at any time due or owing from or required to be paid by the Mortgagor under the terms hereof or of the Note are hereinafter referred to as "indebtedness hereby secured";

Now, THEREFORE, the Mortgagor, to secure the payment of all the indebtedness hereby secured and the performance and observance of all the covenants and agreements in the Note or in this Mortgage ("Security Agreement") provided to be performed or observed by the Mortgagor, does hereby grant, bargain, sell, convey, confirm, transfer, mortgage and set over unto the Mortgagee, its successors and assigns, forever, and does hereby grant to the Mortgagee a security interest in, all and singular the following described properties, rights and interests, and all of the estate, right, title and interest of the Mortgagor therein, whether now owned or hereafter acquired (all of which properties, rights and interests hereby transferred, conveyed and mortgaged or intended so to be is hereinafter collectively referred to as the "mortgaged property") that is to say:

**I**

The 90 railroad cars ("Cars") described in Schedule I hereto.

## II

All accessories, equipment, parts and appurtenances appertaining or attached to any of the Cars hereinabove described, whether now owned or hereafter acquired, and all substitutions, renewals and replacements of and additions, improvements, accessions and accumulations to any and all of said Cars, including all additions thereto which are now or shall hereafter be incorporated therein, together with all the rents, issues, income, profits and avails thereof,

SUBJECT, HOWEVER, to all the rights, powers, titles and interests of the lessees described in Schedule I hereto or any party claiming by, through or under any of the lessees (such lessees and any such parties together called the "Lessees"), in and with respect to said mortgaged property arising under any of the leases ("Leases") described in Schedule I hereto with Mortgagor as lessor.

TO HAVE AND TO HOLD said mortgaged property unto the Mortgagee, its successors and assigns, forever, for the uses and purposes herein set forth; provided, however, that if the Mortgagor performs the covenants herein and pays to the Mortgagee, its successors or assigns, the full amount of both principal and interest on the indebtedness hereby secured then this instrument shall be and become void and of no further force and effect; otherwise this Security Agreement to remain in full force and effect.

SECTION 1. *Covenants and Warranties of Mortgagor:*

1.1. The Mortgagor is the owner and is lawfully seized and possessed of the mortgaged property and has good right, full power and authority to convey, transfer and mortgage the same to the Mortgagee, and such property is free from any and all liens and encumbrances prior to or on parity with the lien of this Security Agreement (excepting only any statutory lien or any lien for ad valorem taxes not now in default, and the rights, titles and interests of the Lessees under the Leases) and the Mortgagor will warrant and defend the title thereto against all claims and demands whatsoever (except those arising under the Leases).

1.2. The Mortgagor will do, execute, acknowledge and deliver all and every further acts, deeds, conveyances, transfers and assurances necessary or proper for the better assuring, conveying, assigning and confirming unto the Mortgagee all of the mortgaged property or property intended so to be, whether now owned or hereafter acquired.

1.3. The Mortgagor will promptly pay the indebtedness hereby secured as and when the same or any part thereof becomes due (whether by lapse of time, acceleration, demand or otherwise).

1.4. Subject to the rights of the Lessees, the Mortgagor will cause the mortgaged property and each and every part thereof to be maintained, preserved and kept in safe and good repair, working order and condition, and will from time to time make or cause to be made all necessary and proper repairs, renewals, and replacements so that the value and efficiency of such property shall not be impaired.

1.5. The Mortgagor will from time to time duly pay and discharge or cause to be paid and discharged all taxes, assessments and governmental charges lawfully imposed upon or against the mortgaged property or any part thereof, and will not suffer to exist any mechanics', laborers', statutory or other lien on the mortgaged property or any part thereof; provided, however, that nothing herein contained shall be deemed to require the Mortgagor to pay any tax, assessment, charge or lien, or any claim or demand of mechanics, laborers or others, prior to the due date thereof, or to require the Mortgagor to pay or discharge any tax, assessment, lien, claim or charge (whether or not due or delinquent) the validity or amount of which is being contested in good faith by appropriate proceedings and which has been adequately reserved against; provided, further, that the Mortgagor will pay or discharge such tax, assessments, lien, claim or charge if seizure of the mortgaged property is imminent.

1.6. The Mortgagor will at its own expense duly comply with and perform all the covenants and obligations of the Mortgagor as lessor under the Leases and will at its own expense seek to cause the Lessees to comply with and observe all the terms and conditions of the Leases and, without limiting the foregoing, at the request of the Mortgagee, the Mortgagor will at its own expense take such action with respect to the enforcement of the Leases, and the duties and obligations of the Lessees thereunder, as the Mortgagee may from time to time direct. So long as Mortgagor is not in default hereunder, Mortgagor shall have the right, without Mortgagee's prior consent, to amend, modify and terminate any of the Leases and to settle, adjust, compound and compromise any claims of the Mortgagor against any of the Lessees thereunder provided, however, that any such agreement shall be made by the Mortgagor in good faith with consideration to the Mortgagee's position in an arms' length transaction with the Lessee involved. Mortgagor covenants and agrees that it will not enter into any leases or car contracts relating to the use of Cars with any Lessee or user in-

corporated, or having its principal place of business in the Dominion of Canada or any province or territory thereof if the Value (as hereinafter defined in Section 2.3 hereof) of the Cars subject to such leases or car contracts in the aggregate exceeds 10% of the aggregate Value of all of the Cars. Mortgagor at its sole cost and expense will appear and defend every action or proceeding arising under, growing out of or in any manner connected with the obligations, duties or liabilities of Mortgagor as lessor under the Leases.

1.7. The Mortgagor shall not, without the prior written consent of Mortgagee, consent to the creation or existence of any mortgage, security interest or other lien on the Leases, the rentals due thereunder or any of the mortgaged property.

1.8. So long as any indebtedness under the Note remains unpaid, the Mortgagor will deliver or cause to be delivered to Mortgagee, (i) as soon as available, and in any event within 120 days after the end of each fiscal year, copies, in comparative form with the preceding fiscal year, of the consolidated balance sheet of U. S. Railway Mfg. Co. ("Railco"), United States Railway Equipment Co. ("Equipment Co.") and Mortgagor as at the end of such fiscal year, and of the consolidated statements of income and surplus of all of such companies for such fiscal year. Such consolidated balance sheets and consolidated statements of income and surplus shall be prepared in reasonable detail, in accordance with generally accepted accounting principles, and shall be accompanied by a report and opinion of independent certified public accountants of recognized standing selected by Railco, which report and opinion shall be based upon an examination made in accordance with generally accepted auditing standards and (ii) as soon as available after the end of each quarterly fiscal period, and in any event within 60 days thereafter, a copy in comparative form with the preceding year's quarterly fiscal period, of the consolidated balance sheet of Railco, Equipment Co. and Mortgagor and the consolidated income statement of Railco, Equipment Co. and Mortgagor as at the end of such quarter and (in the case of the second and third quarters) for the portion of the fiscal year ending with such quarter, all in reasonable detail and as prepared by Railco, Equipment Co. and Mortgagor in the ordinary course of their business. Together with each delivery of the annual financial statements hereinabove required, Mortgagor will deliver to Mortgagee an officer's certificate stating that to such officer's knowledge there exists no default under this Security Agreement or the Note, or if such default exists, stating the

nature thereof, the period of existence thereof and what action, if any, the Mortgagor proposes to take with respect thereto.

1.9. If the Mortgagor shall fail to observe and perform any of the covenants set forth in this Section 1, the Mortgagee may, but shall not be obligated to, advance sums to, and may, perform the same, and all advances made by the Mortgagee shall, with interest thereon, to the extent legally enforceable, at a rate of interest per annum equal to 1% in excess of the rate of interest then charged under the Note, constitute part of the indebtedness hereby secured and shall be payable forthwith; but no such act or expenditure by the Mortgagee shall relieve the Mortgagor from the consequence of any default.

1.10. It shall be lawful for the Mortgagor to retain possession of the mortgaged property, and at its own expense to keep and use the same, until an event of default as hereinafter defined shall occur hereunder.

1.11. Mortgagor shall from time to time do all such acts and execute all such instruments of further assurance as it shall be reasonably requested by Mortgagee to do or execute for the purpose of fully carrying out and effectuating this Security Agreement and the intent hereof.

**SECTION 2. *Application of Proceeds of Lease and Certain Prepayments:***

2.1. The Mortgagor has executed and delivered to Mortgagee Assignments of Lease substantially in the form and text attached hereto as Schedule II, dated as of July 15, 1976 ("Assignments") with respect to the Leases, under which the Mortgagor assigns and transfers unto Mortgagee, its successors and assigns, as further security for the indebtedness hereby secured, the Leases and all rentals and other sums due and to become due thereunder, provided that unless and until an event of default under Section 3 hereof has occurred and is continuing, all rentals and other sums from time to time payable on account of the Leases shall be payable to Mortgagor. If an event of default under Section 3 hereof has occurred and is continuing, all rentals and other sums from time to time payable on account of the Leases shall be payable to Mortgagee pursuant to the Assignments and shall be applied in the manner set forth in Section 3.3 hereof.

2.2. Without regard to whether an event of default under Section 3 hereof has occurred and is continuing, Mortgagor agrees that it will either pay over to Mortgagee all monies ("settlement monies") paid to it

pursuant to any Lease as settlement for the loss, theft, destruction or damage beyond economical repair of any Car or Cars leased thereunder or make a substitution therefor, all as follows: commencing with the first settlement relating to any Car covered by any Lease, Mortgagor will retain and accumulate the settlement monies received from a settlement or succeeding settlements under such Lease until such time as the Mortgagor has accumulated an amount in excess of \$50,000 at which time either all such settlement monies then held by the Mortgagor will be applied against the indebtedness due under the Note as hereinafter provided or Mortgagor shall subject to the lien of the Security Agreement Substitute Cars (as hereinafter defined in Section 2.3 hereof) of a Value (as hereinafter defined in Section 2.3 hereof) not less than the settlement monies. The foregoing procedure for accumulating and paying over settlement monies in excess of \$50,000 or substituting Cars may be repeated from time to time as Cars are lost, stolen, destroyed or damaged beyond economical repair. Mortgagee shall apply each payment of settlement monies on the next succeeding quarter-annual installment payment date to the prepayment of principal of the Note. Such prepayment of principal shall be applied pro rata to quarter-annual installments of principal coming due on the Note, and the Mortgagee shall provide Mortgagor with a revised amortization schedule of equal quarter-annual installments of principal and interest. From and after the date hereof the Mortgagor shall promptly transmit to Mortgagee any notice or information it receives concerning loss, theft, destruction or damage beyond economical repair to Cars covered by the Leases requiring settlement payment under the Leases. With respect to all Cars for which Mortgagee has received all settlement monies paid to the Mortgagor as required by the Leases, Mortgagee, shall execute and deliver to Mortgagor, if requested, a release of the lien of this Security Agreement with respect to such Car or Cars and a release of the Assignment of the Lease covering such Car or Cars as such Assignment pertains to such Car or Cars.

2.3. At any time and from time to time so long as Mortgagor is not in default hereunder, Mortgagor shall have the right to obtain a release from the lien of the Security Agreement and from the applicable Assignment those of the Cars Mortgagor shall designate in writing to Mortgagee (the "Released Cars"), provided that Mortgagor shall prior to or contemporaneously with such release deliver to Mortgagee the following documents:

1. An amendment to the Security Agreement pursuant to which the Mortgagor grants a security interest in rail cars (the "Substitute Cars") which (i) were first put into service not earlier than January 1, 1976, (ii) are under a lease assigned pursuant to

an Assignment, (iii) have a useful life extending beyond August 15, 1991, and (iv) have a Value in the aggregate not less than the Value in the aggregate of the Released Cars;

2. A certificate of a proper officer of the Company as to the matters set forth in clauses (i), (ii), (iii) and (iv) of subsection (1) of this Section 2.3;

3. An Assignment of the Lease covering the Substitute Cars, except with respect to any such Lease which has theretofore been assigned hereunder; and

4. An opinion of counsel of Mortgagor covering the title to the Substitute Cars and the lien of the Security Agreement with respect thereto and of the Assignment of the Lease covering the Substitute Cars, in substantially the form and substance set forth in Exhibit D to the Loan Agreement dated as of July 15, 1976 ("Loan Agreement"), among Mortgagor, Mortgagee and the guarantors of the Note.

As used herein, the term "Value" shall mean the fair market value of the Cars, Substitute Cars or Released Cars, as the case may be, as certified by the president or any vice president of Mortgagor.

**SECTION 3. *Defaults and Other Provisions:***

3.1. The term "event of default" for the purpose hereof shall mean any one or more of the following:

(a) Default in the payment of interest on the Note and the continuance of such default for ten business days;

(b) Default in the payment of any installment of principal or of the Note at maturity, whether by acceleration or otherwise and the continuance of such default for five business days;

(c) Default in the due observance or performance of any other covenant, condition or agreement required to be observed and performed by the Mortgagor in the Note, this Security Agreement, the Assignment, the Loan Agreement or by any guarantor ("Guarantor") under any guaranty of the Note and continuance of such default for a period of 30 days after notice thereof has been given to Mortgagor or such Guarantor, as the case may be;

(d) Any representation or warranty made by the Mortgagor to the Mortgagee in writing herein or by the Mortgagor or a Guarantor in the Loan Agreement or in any statement or certificate furnished by the Mortgagor or Guarantor to the Mortgagee or in connection with the making of any loan or loans evidenced by

the Note, proves untrue in any material respect as of the date of the issuance or making thereof;

(e) The Mortgagor or a Guarantor becomes insolvent or bankrupt or admits in writing its inability to pay its debts as they mature, or makes an assignment for the benefit of creditors or applies or consents to the appointment of a trustee or receiver for the Mortgagor or Guarantor or for the major part of the property of any such parties;

(f) A trustee or receiver is appointed for the Mortgagor or a Guarantor or for the major part of the property of any of such parties;

(g) Bankruptcy, reorganization, arrangement, insolvency, or liquidation proceedings, or other proceedings for relief under any bankruptcy law or similar law for the relief of debtors, are instituted by or against the Mortgagor or a Guarantor.

3.2. When any such event of default has happened and is continuing, the Mortgagee may exercise any one or more or all, and in any order, of the remedies hereinafter set forth, it being expressly understood that no remedy herein conferred is intended to be exclusive of any other remedy or remedies; but each and every remedy shall be cumulative and shall be in addition to every other remedy given herein or now or hereafter existing at law or in equity or by statute:

(a) The Mortgagee may, upon the occurrence of a default under Paragraph 3.1(a), (b), (c) or (d), by notice in writing to the Mortgagor, declare the entire unpaid balance of said Note to be immediately due and payable, and thereupon all such unpaid balance, together with all accrued interest thereon, shall be and become immediately due and payable; and upon the occurrence of a default under Paragraph 3.1 (e), (f) or (g), the entire unpaid balance of the Note, together with all accrued interest thereon, shall be and become immediately due and payable without notice by Mortgagee;

(b) Subject always to then existing rights, if any, of the Lessees under the Leases, the Mortgagee, personally or by agents or attorneys, shall have the right (subject to compliance with any applicable mandatory legal requirements) to take immediate possession of the mortgaged property, or any portion thereof, and for that purpose may pursue the same wherever it may be found, and

may enter any of the premises of the Mortgagor, with or without notice, demand, process of law or legal procedure, and search for, take possession of, remove, keep and store the same, or use and operate the same until sold; it being understood, without limiting the foregoing, that the Mortgagee may, and is hereby given the right and authority to, keep and store said mortgaged property, or any part thereof, on the premises of the Mortgagor, and that the Mortgagee shall not thereby be deemed to have surrendered, or to have failed to take, possession of such mortgaged property;

(c) Subject always to then existing rights, if any, of the Lessees under the Leases, the Mortgagee may, if at the time such action may be lawful and always subject to compliance with any mandatory legal requirements, either with or without taking possession, and either before or after taking possession, and without instituting any legal proceedings, whatsoever, and having first given notice of such sale by registered mail to the Mortgagor once at least ten days prior to the date of such sale, and any other notice which may be required by law, sell and dispose of said mortgaged property, or any part thereof, at public auction or private sale to the highest bidder, in one lot as an entirety or in separate lots, and either for cash or on credit and on such terms as the Mortgagee may determine, and at any place (whether or not it be the location of the mortgaged property or any part thereof) designated in the notice above referred to. Any such sale or sales may be adjourned from time to time by announcement at the time and place appointed for such sale or sales, or for any such adjourned sale or sales, without further published notice; and the Mortgagee or the holder or holders of the Note, or of any interest therein, may bid and become the purchaser at any such sale; and if disposed of as provided above, shall be deemed to be in a commercially reasonable manner;

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

(e) The Mortgagee may proceed to exercise in respect of the Leases and the property covered thereby and the duties, obligations and liabilities of the Lessees thereunder, all rights, privileges and remedies in said Leases or by applicable law permitted or provided to be exercised by the Mortgagor, and may exercise all such rights and remedies either in the name of the Mortgagee or in the name of the Mortgagor for the use and benefit of the Mortgagee. Without limiting any of the other terms of this Security Agreement or of the Assignments, it is acknowledged that the Assignments shall be deemed to give and assign to and vest in the Mortgagee all the rights and powers in this paragraph (e) provided for;

(f) The Mortgagee may sell the rentals reserved under the Leases, and all right, title and interest of the Mortgagee as assignee thereof, at public auction to the highest bidder and either for cash or on credit, the Mortgagee to give the Mortgagor ten days' prior written notice of the time and place of holding any such sale, and provided always that the Mortgagee shall also comply with any applicable mandatory legal requirements in connection with such sale.

3.3. If the Mortgagee shall be receiving or shall have received monies pursuant to the Assignments, it may from time to time, but no less frequently than on the next succeeding quarter-annual installment payment date, apply such monies against the said succeeding quarter-annual installment of principal and interest on the Note, or if proceedings have been commenced for the sale of the mortgaged property then all sums so received and the purchase money proceeds and avails of any sale of the mortgaged property or any part thereof, and the proceeds and avails of any other remedy hereunder, or other realization of the security hereby given, and the proceeds of any sale pursuant to subparagraph (f) of Section 3.2 hereof, shall be applied:

(a) First, to the payment of the cost and expenses of the sale, proceeding or other realization, including all costs and expenses and charges for pursuing, searching for, removing, keeping, storing, advertising and selling such mortgaged property or, as the case may be, said rentals, the reasonable fees and expenses of the attorneys and agents of the Mortgagee in connection therewith, and to the payment of all taxes, assessments or similar liens on the mortgaged property which may at that time be superior to the lien of this Security Agreement (unless such sale or other realization is subject to any such superior lien);

(b) Second, to the payment of all advances made hereunder by the Mortgagee pursuant to Section 1.9 hereof, together with all interest therefor;

(c) Third, to the payment of the whole amount remaining unpaid on the Note, both for principal and interest, and to the payment of any other indebtedness of the Mortgagor hereunder or secured hereby, so far as such proceeds may reach;

(d) Fourth, to the payment of the surplus, if any, to the Mortgagor or to whomsoever may be lawfully entitled to receive the same, or as a court of competent jurisdiction may direct.

The Mortgagee shall not be liable for interest on any sums held by it pursuant to this Paragraph 3.3. If there be a deficiency the Mortgagor shall remain liable therefor and shall forthwith pay the amount of any such deficiency to the Mortgagee.

3.4. Any sale or sales pursuant to the provisions hereof, whether under the power of sale granted hereby or pursuant to any legal proceedings, shall operate to divest the Mortgagor of all right, title, interest, claim and demand whatsoever, either at law or in equity, of, in and to the mortgaged property so sold, and shall be free and clear of any and all rights of redemption by, through or under the Mortgagor, the Mortgagor hereby covenanting and agreeing that it will not at any time insist upon or plead, or take the benefit or advantage of or from, any law now or hereafter in force providing for a valuation or appraisal of the mortgaged property prior to any sale or sales thereof or providing for any right to redeem the mortgaged property or any part thereof. The receipt by the Mortgagee, or by any person authorized under any judicial proceeding to make any such sale, shall be a sufficient discharge to any purchaser of the mortgaged property, or of any part thereof, sold as aforesaid; and no such purchaser shall be bound to see to the application of such purchase money, or be bound to inquire as to the authorization, necessity or propriety of any such sale. In the event at any such sale the holder or holders of the Note is or are the successful purchaser or purchasers, such holder or holders of said Note shall be entitled, for the purpose of making settlement or payment, to use and apply said Note by crediting thereon the amount apportionable and applicable thereto out of the net proceeds of such sale.

SECTION 4. *Miscellaneous.*

4.1. Any notice provided for hereby or by any applicable law to be given hereunder or under the Assignments by either party hereto to the other shall be in writing and shall be deemed to have been given when delivered personally or when deposited in the United States mail, registered, postage prepaid, addressed to such party at its address set forth at the beginning of this Security Agreement or to such other address as shall be designated by such party from time to time hereafter.

4.2. The failure or delay of the Mortgagee to insist in any one or more instances upon the performance of any of the terms, covenants or conditions of this Security Agreement, or to exercise any right, remedy or privilege herein conferred, shall not impair, or be construed as thereafter waiving any such covenants, remedies, conditions or provisions; but every such term, condition and covenant shall continue and remain in full force and effect. Nor shall the giving, taking or enforcement of any other or additional security, collateral or guaranty for the payment of the indebtedness secured under this Security Agreement operate to prejudice, waive or affect the security of this Security Agreement or any rights, powers or remedies hereunder; nor shall the Mortgagee be required to first look to, enforce or exhaust such other or additional security, collateral or guaranties.

4.3 Except as stated in Paragraph 5 of the Loan Agreement, the Company has caused each Car to be painted and marked, and agrees that it will hereafter at all times and at its own cost and expense prepare and deliver to each Lessee of the Cars the appropriate form of stencil for marking purposes and will forthwith exercise its rights and powers under all Leases to direct such Lessees thereunder to mark plainly, distinctly, permanently and conspicuously on each side of each Car, in letters not less than one inch in height the following legend:

"TITLE TO THIS CAR SUBJECT TO DOCUMENTS  
RECORDED UNDER SECTION 20c OF THE INTER-  
STATE COMMERCE ACT".

Such marks shall be such as to be readily visible. The Company will also promptly so mark each Car not subject to a Lease.

In case, prior to the termination of this Security Agreement, any of such marks shall at any time be removed, defaced or destroyed, the Company shall cause the same to be restored or replaced. The Company shall not change, or permit to be changed, the numbers of any of the Cars at any time covered hereby (or any numbers which may have

been substituted as herein provided) except in accordance with a statement of new numbers to be substituted therefor which previously shall have been filed with the Mortgagee and which shall be filed and recorded by the Company in like manner as this Agreement.

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

4.5. All the covenants, stipulations, promises, undertakings and agreements herein contained by or on behalf of the Mortgagor shall bind and inure to the benefit of its successors and assigns, whether so expressed or not.

4.6. Mortgagor agrees (i) to pay all costs and expenses in connection with this transaction and the preparation, execution, delivery and recording of any documents in connection therewith, including the fees of special counsel to Lender and (ii) make all recordations and filings required from time to time with the Interstate Commerce Commission or otherwise and pay cost of same.

4.7. No modification or waiver of any provisions of this Security Agreement or any Guaranty of the Note, nor consent to any departure therefrom shall in any event be effective unless the same shall be in writing and then such waiver or consent shall be effective only in the specific instance and for the purpose for which given. No notice to or demand on the Mortgagor in any case shall entitle it to any other or further notice or demand on account of the continuance of the same circumstances.

4.8. This Security Agreement shall be construed in accordance with and shall be governed by the laws of the State of Illinois.

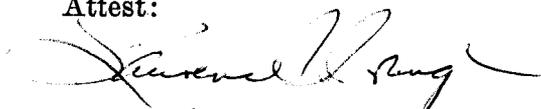
IN WITNESS WHEREOF, the Mortgagor has caused its corporate name to be hereunto subscribed and its corporate seal to be hereunto affixed by its officers thereunto duly authorized all as of the day, month and year first above written.

UNITED STATES RAILWAY  
LEASING COMPANY

by   
Vice President

(CORPORATE SEAL)

Attest:

  
Assistant Secretary

ACCEPTED:

THE PAUL REVERE LIFE  
INSURANCE COMPANY

by   
Vice President—Investment

(CORPORATE SEAL)

Attest:

  
Assistant Secretary

STATE OF ILLINOIS }  
 COUNTY OF COOK } ss

On this *11<sup>th</sup>* day of *Oct.*, 1976, before me personally appeared *S. L. Delamont* and *A. P. Parag*, to me personally known, who being by me duly sworn, say that they are, respectively, the Vice President and Assistant Secretary of UNITED STATES RAILWAY LEASING COMPANY, an Illinois corporation, that the seal affixed to the foregoing instrument is the corporate seal of said corporation, that said instrument was signed and sealed on behalf of said corporation by authority of its Board of Directors, and they acknowledged that the execution of the foregoing instrument was the free act and deed of said corporation.

*Mary Ellen Jander*  
 Notary Public

(NOTARIAL SEAL)

My commission expires: *6/19/79*

STATE OF CONNECTICUT }  
 COUNTY OF FAIRFIELD } ss

On this *12<sup>th</sup>* day of *October*, 1976, before me personally appeared *Michael T. O'Kane* and *A. W. McDugal* to me personally known, who being by me duly sworn, say that they are, respectively, the Vice President—Investment and Assistant Secretary of THE PAUL REVERE LIFE INSURANCE COMPANY, that the seal affixed to the foregoing instrument is the corporate seal of said corporation, that said instrument was signed and sealed on behalf of said corporation by authority of its Board of Directors, and they acknowledged that the execution of the foregoing instrument was the free act and deed of said corporation.

*Marianne W. Smith*  
 Notary Public

(NOTARIAL SEAL)

My commission expires: *My Commission Expires April 1, 1983*

**SCHEDULE I**

**DESCRIPTION OF LEASE AND EQUIPMENT**

<u>Type of Car</u>	<u>No. of Cars</u>	<u>Car Reporting Marks (Both Inclusive)</u>	<u>Lessee</u>	<u>Date of Leases</u>	<u>Lease Term (Yrs.)</u>	<u>ICC Rec. No.</u>
52'5" 70 ton side slider box cars	20	AMR 5001-5020	The Arcata and Mad River Rail Road Company	4-13-76	10	8458
52'5" 70 ton All-Door cars	20	AMC 501-520	Amador Central Railroad Company	2-26-76	5	8256
50'6" 70-ton box cars	50	ADN 7600-7649	Ashley, Drew & Northern Railway Company	5-14-76	15	8423

**SCHEDULE II**  
**ASSIGNMENT OF LEASE**

WHEREAS, UNITED STATES RAILWAY LEASING COMPANY, a corporation of the State of Illinois (hereinafter referred to as "United"), and

(said lessee together with any party claiming by, through or under said lessee being hereinafter referred to as "Lessee"), have entered into a lease dated \_\_\_\_\_ (said lease as may be amended from time to time being hereinafter called the "Lease"), providing for the lease by United to the Lessee of certain railroad cars therein described (hereinafter referred to as the "Cars"); and

WHEREAS, the Lease was recorded pursuant to the provisions of Section 20c of the Interstate Commerce Act, as amended, and assigned recordation number \_\_\_\_\_ ; and

WHEREAS, THE PAUL REVERE LIFE INSURANCE COMPANY (hereinafter referred to as "Lender"), is the mortgagee under a certain Chattel Mortgage ("Security Agreement") dated as of July 15, 1976, securing the loan of certain monies to United evidenced by United's note and United has agreed to assign all of its right, title and interest in and to the Lease to Lender as additional security for the note all as set forth in the Security Agreement.

Now, THEREFORE, for value received and upon the terms and conditions hereinafter set forth:

1. United does hereby sell, assign, transfer and set over to Lender all of its right, title and interest in and to the rentals and all other amounts payable by the Lessee or any other person, firm or corporation with respect to the Cars or under the Lease, except that any amount so payable shall continue to be payable to United until and unless Lender or its successors or United shall notify the Lessee or any successor to its interest that an event of default has occurred under the terms and provisions of the Security Agreement and that payments are thereafter to be made to Lender or its successors; and in furtherance of this Assignment and transfer, United does hereby authorize and empower Lender in the event of notice of a default as aforesaid, in its own name to sue for, collect, receive and enforce all payments to be made to United by the Lessee under and in compliance on the part of the Lessee with the terms and provisions of the Lease, to exercise all of the

rights of United under any of the provisions of the Lease, and in its discretion to take any action under the Lease or with respect to the Cars as United could have taken thereunder if it had not assigned and transferred its rights therein, provided that nothing herein shall obligate Lender to take any action under the Lease or in respect of the Cars. United will cause notice of this Assignment forthwith to be given to the Lessee (together with a copy of this Assignment).

2. United warrants and covenants (a) that on the date hereof title to the Cars and the Lease (subject to this Assignment and the rights of the Lessee under the Lease) is vested in United, that it has good and lawful right to sell and assign the same as provided in the Security Agreement and herein and that its right and title thereto is free from all liens and encumbrances, subject, however, in each case to the rights of the Lessee under the Lease and to the rights of the assignee hereunder; and (b) that notwithstanding this Assignment, it will perform and comply with each and all of the covenants and conditions in the Lease set forth to be complied with by United.

3. United represents and warrants that the Lease and this Assignment have been duly authorized and executed by it and covenants that it will, from time to time, at the request of Lender, make, execute and deliver all such further instruments of assignment, transfer and assurance and do such further acts and things as Lender may reasonably request to give effect to the provisions hereof and to confirm the right, title and interest hereby assigned and transferred to Lender or intended so to be.

4. So long as United is not in default under the Security Agreement, United shall have the right without the prior consent of Lender to terminate, modify or accept a surrender of and settle, adjust, compound and compromise any claim against the Lessee under the Lease or offer or agree to any termination, modification or surrender of and settle, adjust, compound and compromise, any claim against the Lessee under the Lease, provided that any such agreement shall be made in good faith with consideration to Mortgagee's position by United in an arm's length transaction with the Lessee.

5. Upon full discharge and satisfaction of all indebtedness secured by the Security Agreement, the assignment made hereby shall terminate and all estate, right, title and interest of Lender

in and to the Lease shall cease and revert to United. Lender agrees that upon (i) satisfaction of the indebtedness as aforesaid, (ii) termination of the Lease in the manner herein permitted, (iii) the occurrences of the events specified in Sections 2.2 and 2.3 of the Security Agreement which specifically provide for such release or reassignment, it will execute and deliver to United a release or reassignment of its interest hereunder as United may request.

6. This Assignment shall be construed in accordance with and shall be governed by the laws of the State of Illinois.

IN WITNESS WHEREOF, United has caused this instrument to be executed by its proper officers thereunto duly authorized and its corporate seal to be hereunto affixed, as of the 15th day of July, 1976.

UNITED STATES RAILWAY  
LEASING COMPANY

By

*Vice President*

ATTEST:

*Assistant Secretary*

ACCEPTED:

THE PAUL REVERE LIFE  
INSURANCE COMPANY

By

*Vice President—Investment*

ATTEST:

*Assistant Secretary*

STATE OF ILLINOIS }  
COUNTY OF COOK } ss

On this      day of      , 1976, before me personally appeared  
and      , to me personally known, who be-  
ing by me duly sworn, say that they are, respectively, the Vice President  
and Assistant Secretary of UNITED STATES RAILWAY LEASING COMPANY,  
an Illinois corporation, that the seal affixed to the foregoing instrument  
is the corporate seal of said corporation, that said instru was  
signed and sealed on behalf of said corporation by authority of its  
Board of Directors, and they acknowledged that the execution of the  
foregoing instrument was the free act and deed of said corporation.

[SEAL]

*Notary Public*

My commission expires :

STATE OF CONNECTICUT }  
COUNTY OF FAIRFIELD } ss

On this      day of      , 1976, before me personally appeared  
and      , to me personally known, who being  
by me duly sworn, say that they are, respectively, the Vice President—  
Investment and Assistant Secretary of THE PAUL REVERE LIFE IN-  
SURANCE COMPANY, that the seal affixed to the foregoing instrument  
is the corporate seal of said corporation, that said instrument was  
signed and sealed on behalf of said corporation by authority of its  
Board of Directors, and they acknowledged that the execution of the  
foregoing instrument was the free act and deed of said corporation.

[SEAL]

*Notary Public*

My commission expires :