



NRUC
CORPORATION

100 NORTH TWENTIETH STREET
SECOND FLOOR
PHILADELPHIA, PA 19103
215 • 569 • 2220

1 5835
RECORDATION NO. 5835

SEP 23 1988-2 50 PM

INTERSTATE COMMERCE COMMISSION

September 22, 1988

Interstate Commerce Commission
12th & Constitution Avenues, N.W.
Washington, DC.
20423

ATTN: Ms. M. Lee
Room 2303

Dear Ms. Lee:

Enclosed herewith is the original and three (3) copies of a fully executed Management Agreement, described below, to be recorded pursuant to Section 11303 of Title 49 of the U.S. Code.

This document is a Management Agreement between NRUC Corporation (NRUC) and Track One Company (Owner) existing under the laws of the State of South Carolina.

A fee of thirteen dollars (\$13.00) is enclosed. Please return, fully executed, the original and two (2) copies of these documents to:

NRUC Corporation
100 North Twentieth Street
Second Floor
Philadelphia, Pennsylvania
19103
ATTN: Roland A. McKee

Sincerely,

Roland A. McKee
Director of Marketing
NRUC Transportation Division

RAM/rfg

Handwritten signature: Ronald F. Garrison, Jr.

SEP 28 1988-2 44 PM

INTERSTATE COMMERCE COMMISSION

THIS AGREEMENT, dated as of JAN 1, 1987, between NRUC CORPORATION, (NRUC) and TRACK ONE COMPANY, a Limited Partnership organized and existing under the laws of the State of South Carolina, (Owner).

WITNESSETH:

WHEREAS, the Owner owns EIGHTY - FIVE (85) 70- TON, 50' BOXCARS WHICH bear railroad numbers _____ SEE ATTACHMENT A _____ (the equipment, and each such boxcar being herein referred to as a Unit); and

WHEREAS, the equipment was managed previously by NRUC pursuant to Management Contract No. 0374 between NRUC and the Owner and the terms of NRUC's Plan of Reorganization which was confirmed on December 17, 1985, and consummated on December 31, 1985, in the United States Bankruptcy Court for the District of South Carolina at Bankruptcy No. 85-02456; and

WHEREAS, the Owner desires to retain the services of NRUC, as manager for the Owner, for the purpose of managing the Equipment; and

WHEREAS, NRUC is willing to accept such appointment as manager, to manage the Equipment for the account of the Owner during the term of this Agreement; and

NOW, THEREFORE, in consideration of the premises and the mutual covenants herein contained, the parties hereto agree as follows:

- 1. Appointment of Manager; Acceptance. Subject to the terms and

the Equipment for the purposes herein stated and NRUC hereby accepts such appointment. NRUC hereby agrees that in the performance of its duties as agent hereunder it shall be bound by the terms and provisions of any applicable financing document, and that its rights hereunder and the rights of any railroad with which NRUC, on behalf of the owner, shall arrange for use of the Equipment in accordance herewith, shall be subject and subordinate to the rights of any Lender under such financing document.

2. Term. This Agreement shall remain in force until it shall have been terminated as to all of the Units of Equipment. The term of this Agreement with respect to each Unit shall commence on JAN.1, 1987 and shall continue until DEC.31, 1992 unless sooner terminated as hereafter provided.

3. Ownership. The parties agree that the Owner shall at all times be and remain the owner of the Equipment, and that nothing in this Agreement is in any way intended to grant any ownership interest or property in the Equipment to NRUC or to any railroad whose markings appear on the Equipment. Further, NRUC will not directly or indirectly create or suffer to exist, any mortgage, pledge, lien, charge, encumbrance, or other security interest in claim on or with respect to the Equipment in favor of persons claiming through or under NRUC. NRUC will promptly, at its expense, take such action as may be necessary to duly discharge any such mortgage, pledge, lien, charge, encumbrance, security interest or claim in favor of persons claiming through or under NRUC and shall indemnify Owner and hold the Owner harmless from and against all claims, damages and expenses arising out of any such third party claim.

4. Management Duties. The management functions to be performed

by which hereunder shall include those specifically set forth in this Section 4 and such other duties and responsibilities as shall be agreed upon from time to time by the parties hereto:

A. NRUC shall manage and arrange for the utilization of the Units at NRUC's complete discretion and shall perform all necessary administrative acts to ensure the proper utilization of said Units and the protection of Owner's interest therein.

B. NRUC shall make available for the Units the markings of a railroad controlled by NRUC or with which NRUC has entered an agreement for the use of the Equipment. NRUC agrees that the Units shall at all times have affixed thereto the markings required by the Security Agreement and shall be lettered with such railroad markings and the name and/or other insignia used by such railroad. Such name or insignia shall comply with all applicable regulations. The NRUC logotype insignia may be affixed to each side of the Units in standard size.

C. NRUC shall prepare all documents for filing relating to the registration, maintenance and record keeping functions for the Units in accordance with Association of American Railroad (AAR) interchange agreement. Such matters shall include, but shall not be limited to, the preparation of the following documents: (i) appropriate AAR interchange agreement with respect to the Units; (ii) registration when required for each Unit 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 Interstate Commerce Commission (ICC) and other regulatory agencies with respect to the Units. Any record keeping performed by NRUC and all records of payment and charges and all correspondence relating to the Units shall be separately recorded and maintained by NRUC in a form suitable for reasonable inspection by the Owner or Owner's agents from time to

time during regular business hours of NRUC. NRUC shall supply the Owner and any Lender with such reports regarding the use of the Units as the Owner and/or Lender may reasonably request.

D. NRUC shall perform all car accounting services for the Units and send reports to the Owner on a quarterly basis itemizing all revenues by Unit Numbers.

E. NRUC shall monitor, make, or cause to be made, such inspections of and maintenance and repairs to the Equipment, including replacement of parts, as may be required to maintain the Equipment in good operating condition (ordinary wear and tear excepted) and in compliance with all applicable rules and regulations of government and industry authorities relating to the qualification of the Equipment for the use in the Railroad Interchange System throughout the term of this Agreement. All expenses of maintenance and repairs shall be paid directly by the Owner (but NRUC shall have the right to pay such expenses on behalf of the Owner and to deduct such amounts from the Owner's Gross Revenues). NRUC agrees that it shall reasonably pursue all claims against third parties for damage to the Equipment on behalf of and at the expense of the Owner. The Owner agrees that, with respect to any claim or right against any third party relative to the physical condition of any Unit, the Owner shall, to the extent reasonably required to permit NRUC to seek recovery from such third party, assign such claim or right to NRUC. Unless NRUC is obligated to bear the cost or expense for which recovery is sought, such recovery shall be for the benefit of the Owner. NRUC may elect to require the Owner to advance reasonable costs to be incurred by NRUC on the Owner's behalf in any particular case. NRUC agrees that prior written approval by the OWNER is required for a railcar repair, whenever the estimated cost of repair will exceed \$1,000.00; Such approval applies to any railcar placed into a repair shop operated by NRUC, or any repair shop designated by NRUC, acting as manager for OWNER. OWNER understands, and agrees that safety repairs performed by other railroads in accordance with AAR rules and regulations are exempt from this provision.

F. NRUC shall make, or cause to be made, in either case at the expense of the Owner, all alterations or modifications to the Equipment

required by government or industry regulations; provided, however, if the direct costs of such alterations or modifications shall exceed \$500 per Unit (computed cumulatively from the date of this Agreement), then NRUC shall first give the Owner prior written notice of the Proposed alterations and modifications and an estimate of the cost thereof, and NRUC shall not thereafter make or cause such modifications to be made if the Owner advises NRUC in writing within fifteen days after receipt of such notice that Owner does not desire to have such alterations or modifications made. In the event Owner elects not to proceed with such required alterations or modifications, NRUC may elect to terminate this Agreement as to the Equipment requiring such alterations or modifications upon five days prior written notice to Owner.

G. NRUC shall use its best efforts to the end that no Units will be used predominantly outside the United States within the meaning of Section 48(a) (2)(A) of the Internal Revenue Code of 1954 (as amended), or any successor provisions thereof, and applicable regulations thereunder.

5. Receipt and Disbursement of Revenue.

A. NRUC shall collect, on behalf of the Owner, all mileage charges and car hire revenues paid by railroads with respect to the use of the Equipment. Such collected mileage charges and car hire revenues are referred to herein as the "Gross Revenues." From the Gross Revenues, NRUC may pay all expenses which shall be required to be paid with respect to the operation of the Owner's Equipment, including, but not limited to movement or repositioning charges, maintenance, re-stenciling charges, insurance, personal property and/or sales taxes when applicable, storage charges, weight fees loadout fees together with management fees provided in Section 7 of this agreement. The balance of the Owner's Gross Revenue after payment of such expenses and management fees is referred to herein as "Owner's Quarterly

Net Revenues". In the event that operating expenses and management fees exceed the owners Net Revenues, a deficiency shall exist, and NRUC shall have the right to deduct from future collections, in amounts sufficient to retire or eliminate such deficiency. A carried forward deficiency in the amount of \$344,009.30 existed as of December 31, 1986.

B. NRUC shall distribute Owner's revenue on a Quarterly basis. Such disbursement shall be to an account of the Owner and shall be accompanied by a report to Owner in sufficient detail to permit calculation of the management fee and any other sum deducted by NRUC at that time. Revenues collected during a calendar quarter shall be distributed no later than the 15th day of the first month of the following quarter.

Adjustments will be made on a quarterly basis. Such adjustments will include, but not be limited to Owner's revenue, NRUC's management fee and operating cost associated with Owner's Equipment.

6. Conflicts of Interest. Owner understands that NRUC is managing other boxcars for its own account and for the account of persons associated with NRUC and that NRUC may have conflicts of interest between the management of Owner's Equipment and other boxcars owned, controlled or managed by NRUC. Although there can be no assurance that the Owner's Equipment will earn revenues equal to those of other railroad equipment owned, controlled or managed by NRUC, NRUC agrees to use reasonable efforts to integrate the Owner's Equipment into the fleet of railroad equipment managed by NRUC and to manage the Owner's Equipment in a manner consistent with the management by NRUC of railroad equipment for all other persons in an effort to provide the

same rate of utilization for the Owner's Equipment that it achieves for all other boxcars which it manages. NRUC shall have no liability under this Section 6 except for fraud, bad faith or gross mismanagement.

7. Management Fees. In consideration of the management services performed by NRUC, the Owner agrees to pay NRUC a management fee of \$1.50 per day per car for each car which is not in storage or on repair, or, 15% of all revenues earned (net of reclaims) whichever is greater.

8. INSURANCE. NRUC will cause to be carried and maintained public liability insurance in an amount not less than \$3,000,000.

9. Compliance with Applicable Laws, Rules and Regulations. NRUC agrees that to the extent it has physical possession and can control use of the Units, the Units will at all times be used and operated under and in compliance with the laws of the jurisdictions 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 the Units, except that either the Owner or NRUC 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.

10. Indemnification. Owner and NRUC jointly and severally acknowledge, agree and covenant that NRUC is entering into this Agreement solely as the manager of the equipment.

A. The Owner agrees that he shall not attempt to enter into contracts or commitments in the name, or on behalf of, NRUC or to bind NRUC in any manner or respect whatsoever except insofar as may be consistent with NRUC's status as manager under this Agreement. Further, the Owner agrees to

indemnify and hold NRUC harmless from any and all claims, demands, causes of action (at law or equity), costs, damages, reasonable attorneys' fees, expenses and judgments which may hereafter be asserted against or sustained by NRUC by reason of a claim of a third party against NRUC based on or relating to the Equipment or arising out of operation or use thereof or the Owner's title thereto, except a claim which gives rise to NRUC's obligation to indemnify the Owner hereunder.

B. NRUC agrees that it shall not attempt to enter into contracts or commitments in the name, or on behalf of, the Owner, or to bind the Owner in any manner or respect whatsoever except insofar as may be consistent with NRUC's status as manager under this Agreement. NRUC agrees to indemnify and hold harmless the Owner from and against any and all claims, demands, causes of action (at law or equity), costs, demands, reasonable attorneys' fees, expenses and judgments which may hereafter be asserted against or sustained by the Owner by reason of any act or omission by NRUC (i) if a result of negligence, fraud or bad faith of NRUC, (ii) if a result of any misrepresentation or breach of any covenant or warranty made by NRUC hereunder, or (iii) if a result of any act of NRUC outside the scope of NRUC's authority granted under this Agreement.

11. Default:

The occurrence of any of the following events shall be Events of Default hereunder:

(i) The nonpayment by either party of any sum required hereunder to be paid by the other party within 10 days after notice thereof;

(ii) The default by either party under any other material term, covenant or condition of this Agreement which is not cured within 10 days after notice thereof from such party.

12. Remedies Upon Default.

A. Upon the occurrence of any Event of Default by one party to this Agreement, the other party may terminate this Agreement and proceed by appropriate court action to enforce performance by the other party of this Agreement and to recover direct financial damages which result from a breach thereof and such defaulting party shall bear the other party's costs and expenses, including reasonable attorneys' fees, in securing such enforcement.

B. In the event of default by NRUC, the Owner may by notice in writing to NRUC, terminate the right of possession of NRUC of the Units, and thereupon the Owner may by its agents enter upon any premises where the Units may be located and take possession of them and henceforth hold, possess and enjoy the same free from any rights of NRUC.

C. In the event of default by the Owner, NRUC, by notice in writing to the Owner, may terminate its obligations hereunder.

13. Termination: At the expiration or termination of this Agreement as to any Units, NRUC will surrender possession of such Units to the Owner by delivering the same to such location as the Owner shall reasonably designate. The assembling, delivery, storage and transporting of the Units shall be at the expense of the Owner.

NRUC, at the expense of the Owner shall arrange for storage of the Units for such period of time as shall be required by the Owner or the Lender.

14. Warranties and Covenants. NRUC represents, warrants and covenants that: A. NRUC is a corporation duly organized, validly existing and in good standing under the laws of the State of South Carolina and has the corporate power and authority, and is duly qualified and authorized to do business wherever necessary to carry out its present business and operations and to own or hold its properties and to perform its obligations under this Agreement.

B. The entering into and performance of this Agreement will not violate any judgment, order, law or regulation applicable to NRUC, 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 NRUC or on the Units pursuant to any instrument to which NRUC is a party or by which it or its assets may be bound.

C. NRUC is not a party to any agreement or instrument or subject to any charter or other corporate restriction which, so far as NRUC can now reasonably foresee, will adversely affect the ability of NRUC to perform its obligations under this Agreement.

15. Miscellaneous. - A. This Agreement shall be binding upon and shall inure to the benefit of the parties hereto and their respective heirs, successors and assigns.

B. Any notice required or permitted to be given by one party to another hereunder shall be properly given when made in writing, deposited in the United States mail, registered or certified, postage prepaid, addressed to

OWNER at: TRACK ONE COMPANY
C/O STERLING CAPITAL, LTD.,
General Partner
P.O. BOX 17526
Greenville, S.C. 29606

NRUC at: 100 North Twentieth Street
Suite 200
Philadelphia, Pennsylvania 19103

or such other address as such person may from time to time designate by such notice in writing to the other.

C. NRUC shall take all action requested by the Owner to confirm the interest of the Owner in the Units and that NRUC has no interest in the Units other than as manager hereunder.

D. During the continuance of this Agreement, the Owner shall have the right at their own cost and expense, to inspect the Units at any reasonable time or times wherever the Units may be. Subject to the Owner or NRUC obtaining prior approval from any railroad, repair shop, or storage location not owned or controlled by NRUC.

E. No failure or delay by either party shall constitute a waiver or otherwise affect or impair any right, power or remedy available to such party nor shall any waiver or indulgence by either party 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.

F. This Agreement shall be governed by and construed according to the laws of the State of South Carolina.

IN WITNESS THEREOF, the parties hereto have executed this Agreement as

of the date above written.

FOR: NRUC CORPORATION

FOR: TRACK ONE COMPANY

By: Robert L. Shiner, Jr.
ROBERT L. SHINER, JR.

Title: VICE PRESIDENT

ATTEST: Barbara Rastetter
BARBARA RASTETTER

Title: ASSISTANT SECRETARY

By: J. M. Stief, Jr.
Sterling Capital Ltd

Name: _____

ATTEST: _____

Name: Diana Nattling

NOTARIES

STATE OF PENNSYLVANIA)
)
COUNTY OF PHILADELPHIA)

On this 11th day of February, before me personally appeared ROBERT L. SHINER, JR., to me personally known, who, being by me duly sworn, says that he is a Vice President of NRUC CORPORATION - TRANSPORTATION DIVISION 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 such officers acknowledged that the execution of the foregoing instrument was the free act and deed of said corporation.



Barbara Ann Rastetter
Notary Public

My Commission Expires: April 14, 1990
BARBARA ANN RASTETTER
Notary Public, Phila., Phila. Co.
My Commission Expires April 14, 1990

STATE OF South Carolina)
)
COUNTY OF Greenville)

On this 18th day of February, before me personally appeared John M. Sterling, Jr. me personally known, who, being by me duly sworn, says that said instrument was signed by him and he acknowledged that the execution of the foregoing instrument was his free act and deed.

Reresa Landes
Notary Public

My Commission Expires May 8, 1996

NRUC CONTRACT NUMBER 187

NUMBER OF CARS 85

ORIG. RR MARK & S #	CURRENT RR MARK & S #	ORIG. RR MARK & S #	CURRENT RR MARK & S #	ORIG. RR MARK & S #	CURRENT MARK & S #
PICK 55030	NSL 55030	PICK 55060	MISS 55060	PICK 55092	MISS 55092
PICK 55031	NSL 55031	PICK 55061	PAL 701233	PICK 55093	NSL 55093
PICK 55032	PAL 701217	PICK 55062	PAL 701213	PICK 55094	NSL 55094
PICK 55033	*PAL 701254	PICK 55063	PAL 701214	PICK 55095	NSL 55095
PICK 55034	PAL 701251	PICK 55064	NSL 55064	PICK 55096	PAL 701103
PICK 55035	PAL 701100	PICK 55065	PAL 701227	PICK 55097	NSL 55097
PICK 55036	*PAL 701225	PICK 55066	NSL 55066	PICK 55098	PAL 701250
PICK 55037	NSL 55037	PICK 55067	*PAL 701222	PICK 55099	NSL 55099
PICK 55038	NSL 55038	PICK 55068	PAL 701146	PICK 55100	NSL 55100
PICK 55039	NSL 55039	PICK 55069	MISS 55069	PICK 55101	PAL 701229
PICK 55040	PAL 701235	PICK 55070	*PAL 701242	PICK 55102	NSL 55102
PICK 55041	PAL 701201	PICK 55072	PAL 701260	PICK 55104	PAL 701104
PICK 55042	PAL 701211	PICK 55073	*PAL 701252	PICK 55105	PAL 701218
PICK 55043	MISS 55043	PICK 55074	PAL 701216	PICK 55106	NSL 55106
PICK 55044	NSL 55044	PICK 55075	NSL 55075	PICK 55107	*PAL 701230
PICK 55045	PAL 701210	PICK 55076	PAL 701221	PICK 55108	MISS 55108
PICK 55046	NSL 55046	PICK 55078	MISS 55078	PICK 55109	*PAL 701261
PICK 55047	NSL 55047	PICK 55079	PAL 701130	PICK 55110	PAL 701224
PICK 55048	MISS 55048	PICK 55080	MISS 55080	PICK 55111	PAL 701105
PICK 55049	PAL 701101	PICK 55081	PAL 701140	PICK 55112	MISS 55112
PICK 55050	*PAL 701212	PICK 55082	PAL 701228	PICK 55113	PAL 701106
PICK 55051	NSL 55051	PICK 55083	PAL 701141	PICK 55114	*PAL 701262
PICK 55052	PAL 701220	PICK 55084	PAL 701236	PICK 55115	NSL 55115
PICK 55053	NSL 55053	PICK 55085	MISS 90085	PICK 55116	PAL 701268
PICK 55054	NSL 55054	PICK 55086	PAL 701215	PICK 55117	*PAL 701219
PICK 55055	MISS 55055	PICK 55087	PAL 701102		
PICK 55056	NSL 55056	PICK 55088	PAL 701206		
PICK 55057	PAL 701240	PICK 55089	PAL 701223		
PICK 55058	NSL 55058	PICK 55090	NSL 55090		
PICK 55059	PAL 701226	PICK 55091	MISS 55091		

* AT 12/31/86 Cars marked with * still bore a CHTI RR Marking, but have been selected and assigned PAL marks as indicated above.