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14856

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REGISTERED MAIL

December 2, 1985

DEC 4 1985 8 12 PM

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

INTERSTATE COMMERCE COMMISSION

Date
Rec'd
ICC Washington, D.C.

Re: Marine Midland Leasing Corporation
lease of 90 new log cars to
Hammermill Paper Company

Dear Sir or Madam:

Marine Midland Leasing Corporation, a New York corporation (Lessor) entered into an Equipment Lease Agreement dated November 15, 1985 with Hammermill Paper Company, a Pennsylvania corporation (Lessee) in the amount of \$3,150,000.00 for the lease of ninety (90) 100-ton, 75-foot, flat-bed log railroad cars and related equipment.

The original Equipment Lease and two certified copies of said Lease are enclosed for recordation, along with our check in the amount of \$10.00 to cover filing fees.

Please return the original Lease with the appropriate recording data and retain the two certified copies for your files. Thank you for your attention to this matter.

Yours very truly,

PHILLIPS, LYTLLE, HITCHCOCK, BLAINE & HUBER

By *Richard G. Birmingham*
Richard G. Birmingham

Enclosures
XXmdc

Interstate Commerce Commission
Washington, D.C. 20423

12/5/85

OFFICE OF THE SECRETARY

Richard G. Birmingham
Phillips, Lytle, Hitchcock, Blaine & Huber
824 Market Street Mall
Wilmington, Delaware 19801

Dear Sir:

The enclosed document(s) was recorded pursuant to the provisions of Section 11303 of the Interstate Commerce Act, 49 U.S.C. 11303, on 12/4/85 at 3:30pm , and assigned re-
recording number(s). 14856

Sincerely yours,

Agatha L. Mergenovich
Agatha L. Mergenovich
Secretary

Enclosure(s)

EQUIPMENT LEASE AGREEMENT

BETWEEN

MARINE MIDLAND LEASING CORPORATION

AND

HAMMERMILL PAPER COMPANY

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EQUIPMENT LEASE AGREEMENT

THIS EQUIPMENT LEASE AGREEMENT (Lease), is dated as of November 15, 1985 and is by and between MARINE MIDLAND LEASING CORPORATION, a New York corporation (Lessor) and HAMMERMILL PAPER COMPANY, a Pennsylvania corporation (Lessee).

WITNESSETH:

1. Net Lease. The Lessor hereby agrees, subject to satisfaction of the conditions hereinafter set forth, to lease to the Lessee and the Lessee hereby agrees to lease from the Lessor ninety (90) 100-ton, 75-foot, flat-bed log railroad cars and related equipment (individually, Item of Equipment and collectively, Equipment), all as more fully described on the attached Schedule A. The aggregate of the Cost, as hereinafter defined, of the Equipment shall at no time exceed THREE MILLION ONE HUNDRED FIFTY THOUSAND DOLLARS (\$3,150,000.00). This Lease is a net lease and the Lessee acknowledges and agrees that the Lessee's obligation to pay all Rentals, as hereinafter defined, hereunder, and the rights of Lessor in and to such Rentals, shall be absolute and unconditional and shall not be subject to any abatement, reduction, set-off, defense, counterclaim or recoupment (collectively, Abatements) for any reason whatsoever, including, without limitation, Abatements due to any present or future claims against the Lessor under this Lease or otherwise, or against the manufacturer, seller, or Vendor, as hereinafter defined, of any Item of Equipment. Except as otherwise expressly provided herein, this Lease shall not terminate, nor shall the respective obligations of the Lessor or the Lessee be affected, by reason of any defect in or damage to, or any loss or destruction of, the Equipment or any Item of Equipment thereof from whatsoever cause, or the interference with the use thereof by any private person, corporation or governmental authority, or the invalidity or unenforceability or lack of due authorization of this Lease or lack of right, power or authority of the Lessor or the Lessee to enter into this Lease, or for any other cause, whether similar or dissimilar to the foregoing, any present or future law or regulation to the contrary notwithstanding it being the express intention of the Lessor and the Lessee that all Rentals Payable by the Lessee hereunder shall be, and continue to be, payable in all events unless the obligation to pay the same shall be terminated pursuant to the express provisions of this Lease. If for any reason whatsoever this Lease shall be terminated in whole or in part by operation of law or otherwise, except as expressly provided herein, the Lessee nonetheless agrees to pay to the Lessor an amount equal to each payment of Rental with respect to each Item of Equipment remaining in the Lessee's possession other than in storage pursuant to the provisions hereof at the time such payment would have become due.

and payable in accordance with the terms hereof had this Lease not been so terminated. The Lessee hereby waives, and hereby agrees to waive at any future time at the request of the Lessor, to the extent now or then permitted by applicable law, any and all rights which it may now have or which at any time hereafter may be conferred upon it by statute or otherwise to terminate, cancel, quit or surrender this Lease except in accordance with the express terms hereof. Each payment of Rental made by the Lessee to the Lessor shall be final as between the Lessor and the Lessee (except as to any amount, which the Lessee shall be entitled to recover, by which such Rental exceeds the correct amount that should have been paid in accordance with any provision hereof for adjustment or other determination of the Rental), and the Lessee will not (except as aforesaid) seek to recover all or any part of any such payment of the Rental from the Lessor for any reason whatsoever.

2. Term. The term (Term) of this Lease for each Item of Equipment shall begin on the date of the delivery to and acceptance by the Lessee of each such Item of Equipment hereunder which date shall be the same date as the Base Lease Commencement Date. The base lease term (Base Lease Term) shall commence on November 22, 1985 (Base Lease Commencement Date) and shall terminate on November 30, 2000 subject to the provisions of Section 13. The word Term as used herein shall include any Renewal Term as hereinafter defined. Upon not less than one hundred eighty (180) days' delivered written notice, prior to expiration of the Base Lease Term, the Lessee shall have the right to renew the Lease (provided no Event of Default shall have occurred and be continuing) with respect to all, but not less than all, of the Equipment for one (1) five (5) year period (Renewal Terms) at a lease rate equal to 50% of the average lease rate during the Base Lease Term.

3. Rentals and Rental Payment Dates.

(a) The Lessee agrees ^{OK} to pay rental to the Lessor for each Item of Equipment leased hereunder as follows: (i) one (1) rental payment of \$ 7,214.05 on December 1, 1985 for the period from the date of Lessor's payment for Items of Equipment through November 30, 1985; (ii) one hundred eighty (180) rental payments during the Base Lease Term, such payments to commence on January 1, 1986 and such payments for the first ninety (90) rental payments to equal 0.77716% of the cost of each Item of Equipment as referenced on the applicable Certificate of Inspection and Acceptance for such Item of Equipment (Cost) and to equal for the second ninety (90) rental payments, 0.94969% of the Cost of each Item of Equipment. Rental payments shall be made monthly in arrears on the first day of each calendar month (individually, Rental Payment Date and collectively, Rental J.C.K.

Payment Dates) commencing December 1, 1985 and ending December 1, 2000 (individually, Rental and collectively, Rentals). If any of the monthly Rental Payment Dates are not business days, the Rental otherwise payable on such date shall be payable in immediately available funds on the next succeeding Business Day. For purposes of this Lease, the term Business Day means calendar days, excluding Saturdays, Sundays, and holidays on which Lessor's or Lessee's offices or banks in New York, New York are closed for business.

(b) If the Lessee shall be in default in the payment of any sum of money to be paid under this Lease, whether Rental or otherwise, the Lessee shall pay the Lessor, as additional Rental, to the extent permitted by applicable law, interest on such unpaid sum from its due date to date of payment by the Lessee at a rate per annum equal to 1% over the Prime Rate (as defined in Section 16 hereof) (Overdue Rate). Rental and all other amounts payable to the Lessor hereunder shall be made by Federal Funds wire transfer for the account of the Lessor to a bank within the United States of America to be designated by the Lessor, together with notice so as to provide the Lessor with the use of the funds on or before 11 a.m., C.S.T., on the due date.

(c) If any of the Rental Payment Dates referred to above is not a business day the Rental otherwise payable on such date shall be payable on the next succeeding Business Day.

(d) Lessor shall not be obligated to lease to Lessee any Item of Equipment not delivered to and accepted by Lessee by the Base Lease Commencement Date unless an extension of time is mutually agreed upon by Lessor and Lessee.

4. Taxes Against Lessor or Equipment. The Lessee agrees to pay and to indemnify and hold the Lessor harmless from, all license and registration fees and sale, use, personal property, stamp or other taxes, levies, imposts, duties, charges or withholdings of any nature whatsoever together with any penalties, fines or interest thereon imposed against the Lessor, the Lessee or the Equipment or any part thereof by any federal, state or local government or taxing authority, during the term or in connection with the termination of this Lease, upon or with respect to the Equipment or any part thereof or upon the purchase, ownership, delivery, leasing, possession, use, operation, return or other disposition (except for any disposition by the Lessor other than a disposition occurring upon an Event of Default) thereof, or upon the rentals, receipts or earnings arising therefrom, or upon or with respect to this Lease (excluding, however, (a) United States Federal income taxes and any state, District of Columbia or local net income taxes or other similar

taxes measured by net income or net earnings; (b) any claim for penalties or fines resulting from a negligent act or omission or from a misrepresentation of Lessor or anyone acting under, through, or on behalf of Lessor (other than Lessee pursuant to this Section 4); and (c) any tax or similar charge included in the Cost of any Item of Equipment); unless, and only to the extent and for the period that, any such tax, levy, impost, duty, charge or withholding is being contested by the Lessee in good faith and by appropriate proceedings (all such taxes, fees and charges as defined in this sentence being hereinafter referred to as the Indemnified Taxes or the Taxes). In case any report or return is required to be made with respect to any obligation of the Lessee under this Section or arising out of this Section, the Lessee will either prepare and file such report or return in such manner as will show the ownership of the Equipment in the Lessor and, upon reasonable request of the Lessor, send a copy of such report or return to the Lessor or will notify Lessor of such requirement and the Lessee will prepare such report or return for filing by the Lessor in such manner as shall be satisfactory to the Lessor. If claim is made against the Lessor for any Indemnified Taxes, the Lessor shall promptly notify the Lessee in writing. If reasonably requested by the Lessee in writing, the Lessor shall, at the Lessee's expense, take such action as the Lessee may reasonably request with respect to such asserted liability, provided that the Lessee furnishes an opinion of independent counsel, selected by the Lessee and satisfactory to the Lessor, to the effect that there is a reasonable basis for contesting such asserted liability, and if reasonably so requested by the Lessee, any payment by the Lessor of such Indemnified Tax shall be made under protest, if protest is necessary and proper. If payment is made by Lessor, Lessee shall reimburse Lessor for such payment and, the Lessor shall, at the Lessee's expense, take such action as the Lessee may reasonably request to recover such payment and shall, if requested, permit the Lessee in the Lessor's name to file a claim or prosecute an action to recover such payment. If the Lessor shall obtain a refund of all or any part of such taxes, fees or other charges previously reimbursed by the Lessee in connection with any such contest or any amount representing interest thereon applicable to the amount paid by the Lessee and for the period of such payment, the Lessor shall pay to the Lessee the amount of such refund or interest received by the Lessor net of expenses, but only if no Event of Default, or event which with notice or lapse of time or both would constitute an Event of Default, shall have occurred and be continuing. All of the obligations of the Lessee under this Section with respect to any Indemnified Taxes imposed or accrued before the expiration or other termination of this Lease shall continue in full force and effect notwithstanding such expiration or other termination and are expressly made for the benefit of, and shall be enforceable by, the Lessor.

5. Lessee's Failure to Pay Taxes, Insurance, Etc.

If the Lessee fails to make any payment or do any act as herein provided, then the Lessor shall have the right, but not the obligation, without releasing Lessee from any obligation hereunder, to make or do the same, and to pay, purchase, contest or compromise any Lien (as hereinafter defined) not permitted hereunder which in the Lessor's reasonable judgment appears to substantially affect the Equipment or the Lessor's rights with respect thereto, and in exercising any such rights, incur any liability and expend whatever amounts in its discretion it may deem necessary therefor, provided, however, that the Lessor shall not take (except in the case of an emergency) such action or expend any such amount without prior notice to the Lessee at least ten (10) days preceding such proposed action or expenditure or, if to prevent any Lien from attaching to any Item of Equipment due to any statutory limitation under any law or regulation it is necessary to take such action or make such expenditure within such ten (10) day period, within such statutory limitation period, and shall consider all reasonable requests made by the Lessee prior to taking such action or making such expenditure. All sums so incurred or expended by the Lessor shall be upon demand immediately due and payable by the Lessee and shall bear interest at the Overdue Rate from the date so incurred or expended by the Lessor to the date the Lessor is reimbursed therefor by the Lessee.

6. Use, Ownership and Sublease Rights.

(a) So long as the Lessee shall not be in default under this Lease, the Lessee shall be entitled to the possession and use of the Equipment in accordance with the terms of this Lease. The Lessee shall use, operate, maintain and store the Equipment in a careful and proper manner in accordance with standards consistent with those used in maintaining other rolling stock owned or leased by the Lessee and shall comply with all laws, ordinances and regulations in any way relating to the possession, use, operation or maintenance of the Equipment. The Lessee agrees to pay all reasonable costs incurred in connection with the use and operation of each Item of the Equipment, during the Term thereof, including but not limited to, repairs, maintenance, storage and servicing, except to the extent that such costs are paid by the manufacturer or Vendor.

(b) The Lessee acknowledges and agrees that it does not have and will not acquire legal title to the Equipment, it being expressly understood that this Lease is an agreement of lease only. The Equipment is and shall at all times remain the sole and exclusive property of the Lessor. The only interest the Lessee shall have in the Equipment is that of a lessee hereunder. The Lessee shall affix to each Item of Equipment and keep and

maintain, plainly and distinctly, permanently and conspicuously upon each such Item of Equipment the following words:

"Owned by Marine Midland Leasing Corporation
Owner-Lessor"

The Lessee shall keep the Equipment free from any markings or labeling which might be interpreted as a claim of ownership thereof by the Lessee or any party other than the Lessor or its assigns except that the Equipment may be lettered with the name or initials or other insignia customarily used by Lessee on similar equipment. So long as Lessee shall not be in default under this Lease, the Lessee shall be entitled to sublease the Equipment to reputable non-foreign corporations or entities, if the Lessee shall have first obtained the written consent, not to be unreasonably withheld, of the Lessor; provided, however, that the Lessee shall have the right to sublease the Equipment or any Item of Equipment without the consent of the Lessor to any reputable corporation or entity organized under the laws of the United States of America or any state thereof or the District of Columbia without the Lessor's consent if such sublease (i) shall provide that the Equipment will be operated and maintained in accordance with the terms hereof, and (ii) is for a term not longer than the lesser of six (6) months or one (1) day less than the remaining term of this Lease; provided, however, that Lessee may not so sublease any Item of Equipment to the same sublessee for more than six (6) months in the aggregate in any twelve (12) month period. Lessee shall provide Lessor with notification of any such sublease and a copy of such sublease. The Lessee shall not assign or permit the assignment of the Equipment to service involving the regular operation and maintenance thereof outside the continental United States. All subleases shall be subject and subordinate to the terms and provisions of this Lease and the interests of the Lessee hereunder. Under any such sublease, the Lessee's obligation shall remain those of a principal and not a surety.

(c) Lessee shall not use, or permit the use of, the Equipment outside the geographic limits of the United States of America except for occasional use in Canada and/or Mexico.

7. Alterations. The Lessee shall make any alterations, additions or improvements to the Equipment if such alterations, additions or improvements to the Equipment are required by law, governmental regulation or by Association of American Railroads (AAR). Lessee shall have the right, without Lessor's consent, to make modifications, alterations, additions or improvements to the Equipment which do not damage the Equipment or which do not diminish the value of the Equipment. Lessee shall promptly notify Lessor of any such modification, alteration, addition or

improvement. All modifications, alterations, additions or improvements which are not readily removable shall without further act, become the property of the Lessor and shall be free of all Liens and the Lessee shall provide a bill of sale to the Lessor for all such alterations, additions or improvements. All modifications, alterations, additions or improvements which are readily removable may be removed by Lessee and shall thereafter be the sole property of Lessee, provided that the Equipment shall be restored by Lessee to its original conditions, reasonable wear and tear from proper use thereof excepted.

8. Maintenance and Repair. The Lessee, at its sole cost and expense, shall keep the Equipment in good operating order, repair and condition (ordinary wear and tear from proper use thereof excepted) and shall furnish any and all parts, mechanisms or devices required to keep the Equipment in good mechanical and working order, ordinary wear and tear excepted. In performing maintenance and repair, the Lessee shall maintain the Equipment at a level as performed by the Lessee for other similar equipment owned or leased by the Lessee.

9. Delivery, Acceptance and Payment of Lessor's Cost.

(a) The Lessor hereby appoints the Lessee its agent for inspection and acceptance of the Equipment. Upon delivery of each Item of Equipment, the Lessee will cause an employee of the Lessee to inspect the same and, if such Item of Equipment is found to be acceptable, to accept delivery of such Item of Equipment and such date of acceptance shall be the Acceptance Date for such Item of Equipment and the Lessee shall execute and deliver to the Lessor on or before the Closing Date (defined below) for such Item of Equipment, the Certificate of Inspection and Acceptance, whereupon such Item of Equipment shall be deemed to have been delivered to and accepted by the Lessee hereunder on the Acceptance Date and shall be subject thereafter to all the terms and conditions of this Lease. Prior to execution of each Certificate of Inspection and Acceptance the Lessee shall have made at its expense all necessary inspections and tests of each Item of Equipment referred to therein, to determine whether such Item of Equipment conforms to the Lessee's specifications. Each Item of Equipment that appears on a Certificate of Inspection and Acceptance shall be deemed to conform to the Lessee's specifications, shall be deemed to be in good condition and without defects and shall be deemed to be an Item of Equipment subject to the terms of this Lease. Closing Date is any date that the Lessor makes a payment to the vendor of the Equipment (Vendor) for any Item of Equipment.

On Acceptance Date title to each Item of Equipment so accepted by the Lessee shall be deemed to have been transferred to

and accepted by the Lessor (and such Item of Equipment shall be deemed accepted by the Lessee under this Lease) and shall be an Item of Equipment leased to the Lessee pursuant to this Lease and the Lessor shall thereupon be unconditionally obligated to pay to the Vendor, on the applicable Closing Date, and upon receipt of the notice and other documents specified in Section 9(b) hereof, the Lessor's Cost of each such Item of Equipment.

(b) The Lessee shall deliver to the Lessor a written notice of the proposed Closing Date with respect to all Items of Equipment. Such notice shall be given at least five (5) Business Days prior to the Closing Date specified therein, shall identify in reasonable detail all Items of Equipment, the Lessor's cost of which is to be paid on such Closing Date, shall specify each item of the Lessor's cost and contain the name and address of each Vendor of each Item of Equipment and shall be accompanied by (i) a full warranty bill of sale, substantially in the form of Exhibit B hereto, in favor of the Lessor with respect to each such Item of Equipment, dated the Acceptance Date thereof, (ii) an opinion of counsel to the Vendor substantially in the form of Exhibit C hereto, (iii) an invoice for each such Item of Equipment showing in reasonably detail all items of the Lessor's cost thereof and (iv) a Certificate of Inspection and acceptance, substantially in the form of Exhibit A hereto dated the Acceptance Date, covering all such Items and specifying the Acceptance Date of each such Item of Equipment.

There shall be no more than one (1) closing under this Lease unless otherwise mutually agreed upon by the Lessee and the Lessor.

10. Inspection; Lessee Reports.

(a) The Lessor shall at all times during normal business hours have upon prior written notice to the Lessee, the right to reasonably enter the premises of the Lessee or sublessee where the Equipment may be located for the purpose of inspecting and examining the condition, use, and operation of the Equipment to ensure compliance by the Lessee with its obligations hereunder, provided, that the Lessor shall have no duty to inspect and shall not incur any liability or obligation by reason of not making any such inspection and provided further that the Lessor's authorized inspectors shall sign the Lessee's standard right of entry form and release.

(b) The Lessee shall furnish the Lessor (i) within fifty (50) days after the end of each of the first three fiscal quarters of each fiscal year, the unaudited quarterly, and within one hundred twenty (120) days after the end of each fiscal year, the audited annual consolidated statement of income and expenses

and consolidated balance sheet of the Lessee and its subsidiaries, such audited annual financial statements to be certified to by the Lessee's independent certified public accountants; (ii) the Lessee's annual form 10-K to the Securities and Exchange Commission and (iii) within one hundred twenty (120) days after the close of each fiscal year of the Lessee after the date hereof, a certificate of an authorized officer of the Lessee stating that he had reviewed the activities of the Lessee and that, to the best of his knowledge, there exists no Event of Default, as such term is defined in this Lease, and no event which with the giving of notice or the lapse of time, or both, would become an Event of Default. Further, the Lessee agrees to furnish the Lessor from time to time such other schedules, certificates and reports in such form and detail as the Lessor may reasonably request.

11. Warranties.

(a) THE LESSOR IS NOT A MANUFACTURER OF THE EQUIPMENT OR A DEALER IN SIMILAR EQUIPMENT AND HAS NOT INSPECTED THE EQUIPMENT PRIOR TO DELIVERY TO AN ACCEPTANCE BY THE LESSEE. THE LESSOR BY VIRTUE OF HAVING LEASED THE EQUIPMENT UNDER THIS LEASE OR BY VIRTUE OF ANY NEGOTIATIONS IN RESPECT OF THIS LEASE HAS NOT MADE AND DOES NOT MAKE ANY REPRESENTATION OR WARRANTY, EXPRESS OR IMPLIED, AS TO TITLE, CONDITION, COMPLIANCE WITH SPECIFICATION, QUALITY, DURABILITY, SUITABILITY, MERCHANTABILITY OR FITNESS FOR USE OR FITNESS FOR A PARTICULAR PURPOSE OR ANY OTHER WARRANTY WHATSOEVER, EXPRESS OR IMPLIED, WITH RESPECT TO THE EQUIPEMENT. THE EQUIPMENT IS LEASED HEREUNDER BY THE LESSOR "AS-IS".

(b) The Lessor hereby represents to the Lessee that the Lessor has the full right and authority to enter into this Lease on the terms herein stated, and that, conditioned upon the Lessee performing all of the terms, covenants and conditions hereof, the Lessor, its successors and assigns will not disturb the Lessee's peaceable and quiet possession and use of the Equipment during the Term of this Lease, provided that no Event of Default has occurred and is continuing. Notwithstanding anything in this Lease to the contrary, if Lessor, or any one who claims by, through or under Lessor, fails to refrain from disturbing Lessee's peaceable and quiet possession and use, except when an Event of Default has occurred and is continuing, Lessee's obligation to pay rentals under this Lease shall abate with respect to any Equipment, the possession and use of which is disturbed by Lessor, or any one who claims by, through or under Lessor, such abatement to continue until such possession and use is restored. Lessee shall, prior to the effectiveness of any such abatement, notify Lessor in writing of the action of Lessor which Lessee claims to be an improper interference with such possession and use, such notice to be received by Lessor at least three (3) business days prior to the commencement of such abatement.

(c) So long as and only so long as no Event of Default has occurred and is continuing, the Lessor hereby authorizes the Lessee during the Term of this Lease to assert for the Lessor's account all of its right, title and interest in, under and to any warranty in respect of the Equipment issued by the manufacturer thereof, and agrees to execute and deliver such further instruments as may be reasonably necessary to enable the Lessee to enforce such warranty. All claims or actions on any warranty shall be made or prosecuted by the Lessee, at its sole cost and expense, and the Lessor shall have no obligation whatsoever to make any claim on such warranty. Any recovery under such a warranty shall be applied first to restore the Equipment; second, to pay the reasonable out-of-pocket expenses the Lessee incurs in enforcing such warranty claim; and third, to pay any balance to the Lessor. The Lessor further authorize Lessee, at Lessee's option, to obtain whatever service to the Equipment the manufacturer or Vendor customarily renders, provided that no such service shall be at the cost or expense of the Lessor.

12. Insurance.

(a) Throughout the Term of this Lease, the Lessee at its own expense shall carry and maintain public liability and property damage insurance (with customary deductibles) as is customary in the railroad industry, but in any case coverage shall be no less than that maintained by the Lessee on similar equipment owned or leased by the Lessee. The Lessor shall be named as an additional insured, as its interests may appear, under the Lessee's policy, as evidenced by a certificate or verification of insurance prepared by the Lessee's independent insurance broker and delivered to the Lessor before the acceptance of the first Item of Equipment. Such certificate or verification shall provide that coverage shall not be cancelled or materially adversely modified without thirty (30) days' prior written notice to the Lessor. The Lessee's obligation to keep the Equipment insured as provided herein shall continue until the Equipment is returned to the Lessor pursuant to provisions hereof.

(b) The Lessee shall furnish the Lessor with a certificate or verification of insurance prepared and signed by the Lessee's insurance broker evidencing such insurance prior to the acceptance of the first Item of Equipment and annually thereafter on or before a date thirty (30) days prior to the insurance anniversary date for such insurance policy of each year beginning in 1986.

(c) If the Lessor shall receive any property insurance proceeds or condemnation payments in respect of an Item of Equipment suffering an Event of Loss, the Lessor shall, subject to the Lessee's having made payment of the Rental and Stipulated

Loss Value, as herein defined, in respect of such Item of Equipment and provided no Event of Default (or other event which after notice or lapse of time or both would become an Event of Default) shall have occurred and be continuing, pay such proceeds or condemnation payments to the Lessee up to an amount equal to the Stipulated Loss Value with respect to an Item of Equipment paid by the Lessee and any balance of such proceeds or condemnation payments shall remain the property of the Lessor. Notwithstanding the foregoing, the sole property insurance loss payee shall be Lessee. Lessee shall notify Lessor of an Event of Loss to any Item of Equipment or if any litigation or proceeding is commenced against Lessee relating to any Item of Equipment.

13. Stipulated Loss Value, Risk, Event of Loss, Condemnation.

(a) For purposes of this Lease the stipulated loss value (Stipulated Loss Value) for an Item of Equipment as of any date of computation shall be the product of (i) the Cost paid by the Lessor for such Item of Equipment and (ii) the Stipulated Loss Value percentage set forth in the Schedule of Stipulated Loss Values attached hereto as Schedule B and hereby made a part hereof opposite the applicable Rental Payment Date with respect to such Item of Equipment.

(b) Risk: Commencing on the Base Lease Commencement Date and continuing until the expiration of the Term of this Lease (which, for this purpose, includes the Renewal Term and the storage period as provided for in Section 15) and the return by the Lessee of the Equipment to the Lessor pursuant to the provisions hereof, Lessee assumes the entire risk of any Event of Loss (as defined below) and no such Event of Loss shall relieve the Lessee of any of its obligations hereunder.

(c) Definition - Event of Loss: For purposes of this Section an Event of Loss with respect to an Item of Equipment shall mean any of the following events: (i) the actual or constructive total loss of such Item of Equipment; or (ii) such Item of Equipment shall become lost, stolen, destroyed, damaged beyond repair or permanently rendered unfit for its intended use for any reason whatsoever; or (iii) the condemnation, confiscation or seizure of, or requisition of title to or use of, such Item of Equipment (a Condemnation) for the earlier of the end of the Lease Term or a stated period that extends beyond two (2) consecutive years from the date of such Condemnation; or (iv) the termination, for any reason whatsoever, of this Lease by operation of law.

(d) Deprivation Constituting an Event of Loss: Upon the Lessee's determination that an Event of Loss has occurred, the Lessee shall pay or cause to be paid to the Lessor,

on the next succeeding Rental Payment Date, in immediately available funds: (i) the Rental in respect of such Item of Equipment due on such Rental Payment Date, and (ii) the Stipulated Loss Value for such Item of Equipment as of such Rental Payment Date. At such time as the Lessor has received the sum of (i) and (ii) above, the obligation of the Lessee to pay Rental hereunder with respect to such Item of Equipment shall terminate and the Lessor will transfer to the Lessee, without recourse or warranty, "as is, where is", all of the Lessor's right, title and interest, if any, in and to the Item of Equipment with respect to which such Event of Loss occurred.

(e) Deprivation Not Constituting an Event of Loss: In the event of damage to any Item of Equipment not constituting an Event of Loss, the Lessee shall remain obligated to make all payments of Rental and other amounts due with respect to such Item of Equipment which may become due hereunder in the same manner as if such damage had not occurred. The Lessee shall repair and restore such Item of Equipment with new and unused components, or with used components equivalent to those replaced prior to such damage, to the condition it was in immediately prior to the occurrence which caused the need for such repair or restoration (assuming such Item of Equipment was maintained in accordance with the terms of this Lease).

(f) Lessor hereby appoints Lessee its agent and Lessee hereby agrees to act as agent to dispose of any Item of Equipment suffering an Event of Loss, or any component thereof, at the best price obtainable on an "as is, where is" basis and the Lessee shall notify the Lessor prior to any such sale provided, however, that if an Event of Default has occurred and is continuing, Lessor may revoke such agency. Provided that the Lessee has previously paid the Stipulated Loss Value to Lessor and provided no Event of Default (or other event which after notice or lapse of time or both would become an Event of Default) has occurred and is continuing, the Lessee shall be entitled to the proceeds of such sale to the extent they do not exceed the Stipulated Loss Value of such Item of Equipment plus the Lessee's out-of-pocket expenses in connection with such sale and shall pay any excess to the Lessor. The Lessee will initially pay all costs and expenses in connection with the sale of any Item of Equipment pursuant to an Event of Loss.

14. Indemnity.

(a) The Lessee agrees to defend at its own cost and to indemnify and hold harmless the Lessor, its successors and assigns, and their respective agents and employees, from and against any and all losses, claims, patent infringements, costs, expenses, (including attorneys' fees) damages and liabilities (including those for strict liability in tort), however caused,

resulting directly or indirectly in any manner from the issuance of Lessor's purchase order, assignment of the Lessee's purchase order or agreement to purchase, ownership, purchase, the Lessee's failure, delay or refusal to accept delivery, lease, possession, return, disposition, or directly or indirectly from or pertaining to the use, condition (including without limitation latent or other defects whether or not discoverable) or operation of the Equipment or the performance of this Lease (including without limitation such losses, claims, costs, expenses, damages and liabilities arising from the death or injury to agents or employees of the Lessee or the Lessor or any third person, or damage to the property of the Lessee or the Lessor, their agents or employees, or any third person) except for such damages, losses, expenses or liabilities arising out of the gross negligence or willful misconduct of the Lessor, its agents or employees.

(b) This indemnification shall survive the expiration or other termination of this Lease and is for the benefit of and is enforceable by the Lessor.

(c) Notwithstanding anything contained in this Lease to the contrary, the Lessee expressly does not assume any liabilities or obligations, nor shall the Lessee be required to pay, satisfy or discharge any claims, liens, charges or encumbrances, nor shall Lessee have any obligation to indemnify and save harmless the Lessor or any other person from and against any claim (except a claim arising out of a delay or refusal to accept delivery), lien, charge or encumbrance if such claim (except a claim arising out of a delay or refusal to accept delivery), lien, charge or encumbrance arose in whole or in part prior to or as a result of events occurring prior to the Lessee's acceptance of an Item of Equipment hereunder or arose after redelivery to the Lessor or arose out of, or relates to, any failure of the Lessor or any successor to perform its obligations under this Lease or any claim asserted by any person having an interest in or claim against the Lessor or the Equipment not arising out of the Lessee's or any sublessee's use, possession, operation or disposition of the Equipment.

15. Purchase Option and Return of Equipment.

(a) Upon not less than one hundred eighty (180) days' delivered written notice, prior to the expiration of the Base Lease Term or the Renewal Term, the Lessee shall have the right to purchase not less than all of the Equipment at a price equal to the Fair Market Sales Value.

(b) Upon the expiration of this Lease or termination by operation of law of this Lease with respect to the

Items of Equipment, the Lessee, at its own risk and expense, will return such Equipment then subject to this Lease to the Lessor pursuant to the Lessor's instructions to a location reasonably designated by the Lessor and within 500 miles of the initial location of the Items of Equipment at the commencement of the Base Lease Term, such return to be within thirty (30) days following receipt of the Lessor's instructions. Such Equipment, upon redelivery pursuant hereto, shall be free and clear of all mortgages, liens, security interest, charges, encumbrances and claims; provided however, that Lessee has no responsibility to clear any mortgages, liens, security interests, charges, encumbrances or claims created by, through or under the Lessor. If prior to the return of each Item of Equipment, if the Lessor shall so require, the Lessee will provide free storage and insurance for such Item for a period not exceeding ninety (90) days from the last day of any Term therefore provided, however, that such period shall be extended on a per Item basis for thirty (30) days beyond the final repair, maintenance or replacement pursuant to the terms hereof on any Item. At the expiration of the ninety (90) day storage period extended as provided above, the Lessor will pay to the Lessee for storage a reasonable daily storage rate for each Item of Equipment being so stored beginning the first day after such day storage period and the Lessor shall use its best efforts to arrange for the removal of such stored Equipment from the Lessee's premises as soon as possible in the manner provided above.

(c) At the time of the return of such Equipment upon the expiration of this Lease or termination by operation of law of this Lease, there shall be a joint inspection of each Item of Equipment by representatives of both the Lessor and the Lessee and if the parties cannot agree as to compliance with the conditions hereinafter described, a mutually acceptable independent appraiser shall be appointed by the Lessor to inspect each Item of Equipment in dispute for the purpose of determining the repairs, additions or replacements, if any, which are necessary to place each such Item of Equipment in dispute in the condition hereinafter described. The cost of such independent appraisal shall be born equally by the Lessor and the Lessee.

(d) At the time of return, the Items of Equipment shall be in the condition and state of repair required to be maintained under Section 8 hereof.

(e) The Lessee shall be solely responsible for paying for all repairs, replacements and additions required as a consequence of such inspection; which repairs, replacements and additions shall be effectuated as quickly as possible.

(f) Notwithstanding anything to the contrary contained herein, commencing on the expiration of the Lease Term and throughout the Lessor's ninety (90) day storage period, extended

as provided above, the Lessee shall provide the Lessor, or any person designated by it, reasonable access to such Equipment and will allow the Lessor to display the Equipment to any authorized representative or representatives of prospective purchasers or lessees of such Equipment, so long as the Lessor, and designated person, such representative, such purchaser or such lessee shall prior to such access satisfy the same inspection requirements required of Lessor in the first paragraph of Section 10 hereof. The delivery, storage and transporting of the Equipment as hereinbefore provided are of the essence of the Lease, and upon application to any court of equity having jurisdiction in the premises the Lessor shall be entitled to a decree against the Lessee requiring specific performance of the covenants of the Lessee so to assemble, deliver, store and transport the Equipment.

16. Default, Remedies, Damages.

(a) Defaults: The following events shall constitute Events of Default:

(i) The Lessee shall fail to make any payment to the Lessor when due under this Lease and such failure to pay shall continue for a period of five (5) or more days after Lessee's receipt of written notice from the Lessor; or

(ii) The Lessee shall fail to perform or observe its covenant to maintain insurance in compliance with Section 12 hereof and such failure shall continue unremedied for a period of ten (10) days after Lessee's receipt of written notice from the Lessor; or

(iii) The Lessee shall make an unauthorized transfer or assignment under this Lease of its interests hereunder and such unauthorized transfer or assignment shall continue unremedied for a period of ten (10) days after Lessee's receipt of written notice from the Lessor; or

(iv) The Lessee shall fail to perform or observe any other covenant, condition, or agreement to be performed or observed by it hereunder and such failure shall continue unremedied for a period of thirty (30) days after Lessee's receipt of written notice from the Lessor; or

(v) Any representation or warranty made by the Lessee herein or in any document or certificate furnished the Lessor in connection herewith shall prove to be false in any material respect at the time it was made; or

(vi) A petition for reorganization under the United States Bankruptcy Code, as now constituted or as may hereafter be amended, shall be filed by or against the Lessee and, unless such

petition shall have been dismissed, nullified, stayed or otherwise rendered ineffective (but then only so long as such stay shall continue in force or such ineffectiveness shall continue), all the obligations of the Lessee under this Lease shall not have been and shall not continue to have been duly assumed in writing, pursuant to a court order or decree, by a trustee or trustees appointed (whether or not subject to ratification) in such proceedings in such manner that such obligations shall have the same status as expenses of administration and obligations incurred by such trustee or trustees, within sixty (60) days after such petition shall have been filed and otherwise in accordance with the provisions of 11 U.S.C. 1168, or any successor provision, as the same may hereafter be amended; or

(vii) Any other proceeding shall be commenced by or against the Lessee for any relief which includes, or might result in, any modification of the obligations of the Lessee hereunder, under any bankruptcy or insolvency laws, or laws relating to the relief of debtors, readjustments of indebtedness, reorganizations, arrangements, compositions or extensions (other than a law which does not permit any readjustments of the obligations of the Lessee hereunder), and, unless such proceedings shall have been dismissed, nullified, stayed or otherwise rendered ineffective (but then only so long as such stay shall continue in force or such ineffectiveness shall continue), all the obligations of the Lessee under this Lease shall not have been and shall not continue to have been duly assumed in writing pursuant to a court order or decree, by a trustee or trustees or receiver or receivers appointed (whether or not subject to ratification) for the Lessee, or for the property of the Lessee, in connection with any such proceedings in such manner that such obligations shall have the same status as expenses of administration and obligations incurred by such trustee or trustees or receiver or receivers, within sixty (60) days after such proceedings shall have been commenced;

(b) Remedies: Upon the occurrence of any Event of Default and at any time thereafter so long as the same shall be continuing, the Lessor, at its option, may declare this Lease in default and the Lessor may do one or more of the following with respect to the Equipment or any Item of Equipment as Lessor in its sole discretion shall elect, to the extent permitted and subject to compliance with any mandatory requirements of applicable law:

(i) Proceed by appropriate court action or actions either at law or in equity, to enforce performance by the Lessee of the applicable covenants of this Lease and to recover damages for the breach thereof;

(ii) Repossess with or without notice and sue for the rentals due hereunder as they accrue without notice and at the Lessee's costs and expenses;

(iii) Repossess and without terminating the Lease hold the Item of Equipment until the Lessee shall have complied with all obligations under the Lease;

(iv) Repossess with or without notice and sell, relet, use, hold or otherwise dispose of the Item of Equipment;

(v) With or without repossessing, declare all unpaid rentals immediately due and payable;

(vi) Repossess and terminate the Lease; and

(vii) Require the Lessee at its expense to assemble the Equipment and make it available to the Lessor within twenty (20) days at a place, to be designated by the Lessor, which is reasonably convenient to both parties.

In repossessing any of the Equipment or any part thereof pursuant to the foregoing provisions, the Lessor may enter upon any premises where such Equipment may then be at any time, wherever the same may be, with or without process of law and without being responsible for loss or damage.

(c) Damages: The Lessor and the Lessee agree that the measure of damages is impossible to determine in the absence of prior agreement. Therefore, the parties agree that as damages for the loss of a bargain, and not as a penalty, in the case of an actual or proposed sale or reletting after repossession the Lessor shall be entitled to:

(i) Sale: Where a sale with respect to an Item of Equipment has occurred, the excess, if any, of the Stipulated Loss Value with respect to such Item of Equipment at the time of sale over the Net Proceeds of Sale with respect to such Item of Equipment. Where a sale is proposed by Lessor, but has not yet occurred, the excess of the then Stipulated Loss Value with respect to such Item of Equipment at the time of determination (such time to be specified by the Lessor) over the then Fair Market Sales Value, as hereinafter defined, with respect to such Item of Equipment. In the case of a proposed sale, upon consummation of an actual sale of the Equipment at a subsequent date, the difference, if any, between the Fair Market Sales Value previously determined and the actual Net Proceeds of Sale received by the Lessor, together with interest at the Overdue Rate based on the following example:

Example:

1. Assumptions:

- (a) Stipulated Loss Value = \$10,000.00
- (b) Proposed Fair Market Sales Value = \$9,000.00
- (c) Excess of SLV over FMSV paid to Lessor = \$1,000.00

2. Actual Net Proceeds of Sale one (1) year later:
 - (a) \$8,000.00
 - (b) \$9,000.00
 - (c) \$10,000.00

3.
 - (a) Under 2(a) above, Lessee shall pay the Lessor \$1,000.00 (the shortfall in the original excess SLV paid) plus interest at the Overdue Rate for one year on \$9,000.00 (\$8,000.00 Net Proceeds + \$1,000.00 shortfall).
 - (b) Under 2(b) above, Lessee shall pay Lessor interest at the Overdue Rate for one year on \$9,000.00.
 - (c) Under 2(c) above, Lessor shall pay Lessee \$1,000.00 (the overpayment of the original excess SLV) and Lessee shall pay Lessor interest at the Overdue Rate for one year on \$9,000.00.

(ii) Re-lease: Where a re-lease with respect to an Item of Equipment has occurred, the deficiency between the aggregate rentals due under the re-lease with respect to such Item of Equipment discounted at the Discount Rate, as hereinafter defined, and the greater of (a) the Stipulated Loss Value at release, or (b) the aggregate remaining unpaid lease rentals with respect to such Item of Equipment due hereunder discounted at the Discount Rate. Where a re-lease with respect to such Item of Equipment is proposed by Lessor, but has not yet occurred, the deficiency between the Aggregate Fair Market Rental Value, as hereinafter defined, with respect to such Item of Equipment discounted at the Discount Rate and the greater of (A) the Stipulated Loss Value with respect to such Item of Equipment at time of determination (such time to be specified by the Lessor), or (B) the aggregate remaining unpaid lease Rentals thereunder discounted at the Discount Rate. As in the example for a proposed sale in (i) above, Lessor shall be made whole on a proposed re-lease transaction at the time of an actual re-lease of the Equipment and on a basis similar to that used in the example for a sale.

(iii) In addition to either (i) or (ii) above, the Lessor shall be entitled to: (A) the unpaid Rentals from default until sale, re-lease or determination by Lessor of damages, and (B) interest on all amounts due including Rental and damages from date due until payment at the Overdue Rate.

(iv) with respect to Section 16(c)(i) above it is understood that with regard to any Sale of any Item of Equipment by the Lessor, Lessor shall attempt to acquire the best market cash price available and with respect to Section 16(c)(ii) above, it is understood that with regard to any re-lease of any Item of

Equipment by the Lessor shall attempt to obtain the best market rental available from a reputable lessee deemed financially responsible by Lessor.

(d) For purposes of this Lease the following definitions apply:

(i) Discounted: Reduction to present value as of the date of sale, re-lease or determination of damages, whichever is applicable, at the Discount Rate and at a frequency equal to the frequency of Rental payments under this Lease.

(ii) Fair Market Sales Value and Fair Market Rental Value: That sales value or rental which would be obtained in an arms length transaction between informed and willing parties (other than a lessee in possession) and shall exclude the value of additions to Items of Equipment made at Lessee's expense which are removable by Lessee. In the absence of agreement by Lessee and Lessor on the sales or rental value, such amount shall be determined by an independent appraiser acceptable to both Lessee and Lessor at their joint expense provided, however, that, if an Event of Default has occurred and is continuing, the expense of such appraiser shall be for Lessee's account.

(iii) Net Proceeds of Sale: The consideration received by the Lessor upon sale of an Item of Equipment less all expenses associated directly or indirectly with sale including but not limited to refurbishing, repair, advertising, freight or financing costs.

(iv) Discount Rate: A rate equal to 10% per annum.

(v) Prime Rate: The rate of interest publically announced by Marine Midland Bank, N.A. from time to time as its prime rate, and being a base rate for calculating interest on certain loans.

(e) Each and every power and remedy herein specifically given to the Lessor, shall be in addition to every other power and remedy specifically so given or now or hereafter existing at law or in equity, and each and every power or remedy may be exercised from time to time or simultaneously and so often and in such order as may be deemed expedient by the Lessor. All such powers and remedies shall be cumulative to the extent permitted by applicable law, and the exercise of one shall not be deemed a waiver of the right to exercise any other or others. No delay or omission of the Lessor in the exercise of any such power or remedy and no renewal or extension of any payments due hereunder shall impair any such power or remedy or shall be construed to be a waiver of any default or an acquiescence therein. In the event that the Lessor shall bring any suit or

action to enforce any of its rights hereunder, then in such suit or action the Lessor may recover reasonable expenses, including attorneys' fees, and the amount thereof shall be included in such judgment.

(f) The Lessee hereby appoints the Lessor, the Lessee's irrevocable agent and attorney-in-fact to execute all documents deemed necessary to release, terminate and void the Lessee's interest in the Equipment and to file said documents for recordation with appropriate agencies provided that an Event of Default has occurred and Lessor in its discretion deems use of this agency necessary to effect any remedy the Lessor chooses to take.

17. Assignment by Lessee. The Lessee shall not transfer, assign, pledge or hypothecate this Lease, the Equipment or any part thereof or any interest therein, without the prior written consent of the Lessor except that nothing in this Section shall be deemed to restrict the right of the Lessee to assign or transfer its interest in the Equipment or possession of the Equipment to any corporation (which shall have duly assumed in writing satisfactory to the Lessor the obligations hereunder of the Lessee) into or with which the Lessee shall have become merged or consolidated or which shall have acquired and assumed all or substantially all of the assets and liabilities of the Lessee; provided, that such assignees, successors or transferees shall not, upon the effectiveness of such merger or consolidation or acquisition of properties, be in default under any provision of this Lease and that such merger or consolidation or acquisition of properties shall not alter in any way the Lessee's obligations to the Lessor hereunder which shall be and remain those of a principal and not a surety. The Lessee agrees to give to the Lessor prior written notice of any such merger, consolidation or acquisition. Consent to any of the foregoing acts shall not be deemed to be consent to any subsequent similar act. The Lessee agrees to deliver to the Lessor a copy of each agreement evidencing any such sale, assignment, transfer, mortgage or other encumbrance, or the portion thereof which effects compliance with the provisions of this Section 17, as soon as practicable after the execution and delivery thereof. The provisions of this Section shall not be deemed to restrict Lessee's right to permit Items of Equipment to be used in normal railroad car interchange under AAR rules.

18. Assignment by Lessor. The Lessor, or any assignee of the Lessor, may at any time, without notice to or consent by the Lessee, sell, assign, transfer, mortgage or otherwise encumber its interest under this Lease or in the Equipment, subject to the terms of this Lease and the rights of the Lessee hereunder, and, upon receipt of written notice of any such assignment, the Lessee shall recognize such assignment subject to the rights of the

Lessee against the Lessor hereunder. No assignment or reassignment shall release the Lessor from its obligations to the Lessee under this Lease. The Lessor agrees to deliver to the Lessee a copy of each agreement evidencing any such sale, assignment, transfer, mortgage or other encumbrance, or the portion thereof which effects compliance with the provisions of this Section 18, as soon as practicable after the execution and delivery thereof. All the rights of the Lessor hereunder shall inure to the benefit of the Lessor's assigns, but only to the extent assigned.

19. Liens.

(a) Except as otherwise expressly permitted in this Lease, the Lessee shall not directly or indirectly create, incur, assume or suffer to exist any mortgage, pledge, lien, charge, encumbrance, security interest, right or claim of any kind (Lien) on, or with respect to, any Item of Equipment, title thereto or any interest therein, except:

(i) the respective rights of the Lessor and the Lessee under the Lease;

(ii) liens which result from claims against or acts of the Lessor not related to its interest in the Equipment;

(iii) liens for taxes either not yet due or being contested in good faith and by appropriate proceedings so long as such proceedings do not involve any danger of the sale, forfeiture or loss of any Item of Equipment or any interest therein;

(iv) inchoate materialmen's, mechanics', workmen's, repairmen's, employees' or other like Liens arising in the ordinary course of business and securing obligations which are not delinquent, or which are being contested by the Lessee in good faith and by appropriate proceedings so long as such proceedings do not involve any danger of the sale, forfeiture or loss of such Item of Equipment or any interest therein; and

(v) liens granted by Lessor to any assignee or security assignee of Lessor in connection with any financing obtained by Lessor in respect of its acquisition of the Equipment.

(b) Nothing in this Section 19 shall be deemed to prohibit any lien attaching only to the leasehold interest of the Lessee under this Lease by reason of any future mortgage under which the Lessee is the mortgagor covering all or substantially all of the Lessee's railroad properties or by reason of the existence of any after acquired property clause in any existing mortgage to which the Lessee is the mortgagor covering all or substantially all of the Lessee's railroad properties.

(c) The Lessee will promptly notify the Lessor in writing of the existence of any Lien not excepted above, if the same shall arise at any time, and will promptly, at the Lessee's expense, cause any such Lien to be duly discharged, dismissed and removed or fully bonded as soon as possible, but before such Lien is enforced against any Equipment and in any event within sixty (60) days after the existence of the same shall have first become known to the Lessee unless the Lessee shall in good faith and by appropriate legal proceedings contest the validity thereof in any reasonable manner which will not affect or endanger title and interest of the Lessor in the Equipment.

20. Prohibition Against Setoff, Counterclaim, Etc. The Lessee's obligation to pay all amounts due hereunder shall be absolute and unconditional and shall not be affected by any circumstance whatever, including, without limitation (a) any setoff, counterclaim, defense, or other right which the Lessee may have against the Lessor, (b) any defect in the title, condition, design, operation, or fitness for use of, or any damage to or loss or destruction of, the Equipment, or any interruption or cessation in the use of possession thereof by the Lessee except for any such interruption or cessation in such use or possession caused by the gross negligence or intentional misconduct of the Lessor for any reason whatsoever, or (c) any insolvency, bankruptcy, reorganization or similar proceedings by or against the Lessee or the Lessor.

21. Representation, Warranties and Covenants of Lessee. Lessee represents, warrants and covenants: (a) that it is a duly organized and good standing corporation with necessary power and qualifications to perform this Lease; (b) that this Lease has been duly authorized by all necessary corporate action on the part of the Lessee and will not contravene or breach any legal, organizational or contractual regulation binding upon the Lessee; (c) that this Lease constitutes valid, binding and enforceable obligations of the Lessee and is enforceable in accordance with its terms; (d) there are as of the date hereof (i) no actions at law or in equity pending which, if determined adversely, would result in any material adverse change in the Lessee's ability to carry out its obligations under this Lease; and (ii) no proceedings of any kind or nature pending before a federal or state board or other administrative authority or agency which would result in any material adverse change in the Lessee's ability to carry out its obligations under this Lease; (e) that as of the date hereof no material adverse change has occurred in the Lessee's financial condition as represented in its most recent quarterly financial statements submitted to the Lessor; and (f) promptly after the delivery and acceptance of any Item of Equipment under this Lease, this Lease will be duly filed with the Interstate Commerce Commission pursuant to Section 11303 of Title 49 of the United States Code (49 U.S.C. Section 11303) and, promptly after the delivery and acceptance of

any Item of Equipment under this Lease, an appropriate Uniform Commercial Code financing statements covering the Equipment will be filed with the Secretary of State of the State of Pennsylvania and with the appropriate local filing officer or officers in Pennsylvania.

22. Warranties of Lessor. The Lessor warrants that during the term of this Lease, if no Event of Default has occurred, the Lessee's use of the Equipment shall not be interrupted by any act of the Lessor. The Lessor further warrants and represents that it is a corporation duly organized, validly existing and in good standing under the laws of the State of New York and not an electing small business corporation under Subchapter S of the Code, that this Lease has been duly authorized, executed and delivered by the Lessor and, assuming due authorization, execution and delivery hereof by the Lessee, constitutes the legal, valid and binding obligation of the Lessor, enforceable against the Lessor in accordance with its terms except to the extent that enforceability may be limited by applicable bankruptcy, insolvency, moratorium or other similar laws affecting the rights of creditors or lessors generally, and that the Lessor is not entering into this Lease or any other transaction contemplated hereby directly or indirectly in connection with any arrangement or understanding by it in any way involving any employee benefit plan (other than a governmental plan) with respect to which it is a party in interest within the meaning of the Employee Retirement Income Security Act of 1974. Lessor further warrants that, notwithstanding anything to the contrary contained herein, throughout the term of this Lease and any renewal thereof it shall be the sole owner of the Equipment except if an Event of Default shall have occurred hereunder.

23. Attorneys' Fees. Except as otherwise provided in Section 27, Lessor and Lessee each shall pay its own fees and expenses, including legal fees, incident to the preparation and execution of this Lease and the closings hereunder.

24. Notices. All notices required under the terms and provisions hereof shall be in writing and addressed (i) if to the Lessee: Hammermill Paper Company, 1540 East Lake Road, Erie, Pennsylvania 16533, Attention: Secretary as to one copy and Division Manager, Northern Division as to another, or at such other address or addresses as the Lessee shall from time to time designate in writing to the Lessor, or (ii) if to Lessor: Marine Midland Leasing Corporation, One Marine Midland Center, Buffalo, New York 14240, Attention: Manager-Leasing, or at such other address as the Lessor shall from time to time designate in writing to the Lessee.

25. Conditions Precedent. (a) The obligations of the Lessor to purchase and lease each Item of Equipment is subject to

the fulfillment of the following conditions precedent with respect to each such Item of Equipment:

(i) The completion of all necessary regulatory approvals and filings on or before the Base Lease Commencement Date;

(ii) The representations and warranties of the Lessee set forth in Section 21 shall be true and correct in all material respects on and as of the Base Lease Commencement Date;

(iii) As of the Base Lease Commencement Date, no Event of Default or other event which with the giving of notice or the lapse of time, or both, would become an Event of Default shall have occurred and be continuing (see Exhibit F);

(iv) The Lessor shall have received for each Item of Equipment on or before the applicable Closing Date for each such Item of Equipment a Certificate of Delivery and Acceptance of the Lessee dated as of the Base Lease Commencement Date to the effect that the Lessee has satisfied or complied with all delivery and acceptance requirements set forth in this Lease to be satisfied or complied with on or prior to the Base Lease Commencement Date;

(v) The Lessor shall have received an opinion, addressed to the Lessor, of the Lessee's Counsel as of the Base Lease Commencement Date for the Items of Equipment leased hereunder (subject to the usual bankruptcy laws exceptions), to the effect set forth in subsections (a) through (d) both inclusive and subsection (f), of Section 21 and to the further effect, if any, set forth in Exhibit D hereof;

(vi) The Lessor shall have received for each Item of Equipment on or before the Closing Date for such Item of Equipment a Bill of Sale from the Vendor of each such Item of Equipment conveying good and valid title thereto to the Lessor and an opinion of counsel for the Vendor in support of such Bill of Sale.

(vii) The Lessor shall have received a certificate or verification of an independent insurance broker dated on or before the Base Lease Commencement Date evidencing to the satisfaction of the Lessor compliance with the terms of Section 12;

(viii) The Lessor shall have received for the Equipment on or before the Base Lease Commencement Date an appraisal of useful life and residual value signed by an independent third party in the form of Exhibit G hereto; and

(ix) On or before the Base Lease Commencement Date, the Lessor shall have received at Lessor's expense or waived the necessity for a tax opinion of tax counsel for the Lessor satisfactory to the Lessor.

26. Miscellaneous. This Lease shall in all respect be governed by and construed in accordance with the laws of the State of New York including all matters of construction, validity, effect and performance.

No delay or omission to exercise any right, power or remedy accruing to the Lessor upon any breach or default by the Lessee under this Lease shall impair any such right, power or remedy of the Lessor, nor shall any such delay or omission be construed as a waiver of any breach or default, or of any similar breach or default thereafter occurring; nor shall any waiver of a single breach or default be deemed a waiver of any subsequent breach or default; nor shall consent by the Lessor to any act of the Lessee be deemed to be consent to any subsequent similar act.

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

To the extent permitted by applicable law, the Lessee hereby waives any provision of law which renders any provision of this Lease prohibited or unenforceable in any respect. No term or provision of this Lease may be changed, waived, discharged or terminated orally, but only by an instrument in writing signed by the party against which the enforcement of the change, waiver, discharge or termination is sought. This Lease shall constitute an agreement of lease, and nothing herein shall be construed as conveying to the Lessee any right, title or interest in any Item of Equipment except as a lessee only.

27. Recording, Registration and Filing. The Lessee shall, at its expense, accomplish all recordings, registrations and filings of this Lease, required by law to protect the Lessor's title and interests in the Equipment, and shall furnish the Lessor with evidence satisfactory to the Lessor of each such recording, registration and filing.

28. Tax Indemnity.

(a) The Lessee hereby represents to the Lessor (such term for the purpose of this Section 28 meaning the Lessor

and the corporations with which the Lessor consolidates its United States federal income tax returns) that at the time the Lessor becomes the owner of the Equipment for Federal, state and local income tax purposes:

(i) all of the Equipment is new Section 38 property;

(ii) all of the Equipment is five (5) year recovery property as defined in Section 168(c)(2)(B) of the Internal Revenue Code of 1954 (Code);

(iii) the Lessee and any corporation controlled by it, in control of it or under common control with it, directly or indirectly (Affiliates) have not, directly or indirectly, received any payment, rebate or other consideration, which will reduce the Lessor's basis in the Equipment;

(iv) on the Base Lease Commencement Date, the Equipment will require no material improvements, modifications, or additions (other than ancillary items of removable equipment of a kind that customarily are selected and furnished by purchasers or lessees of property of the same type, or similar to, the Equipment) in order to be rendered complete for its intended use by Lessee;

(v) as of the Base Lease Commencement Date, Lessee and any Affiliate shall have been fully reimbursed for all costs or amounts paid or incurred with respect to the Equipment, and neither Lessee nor any Affiliate will have made any investment in the Equipment in violation of Revenue Procedure 75-21, 1975-1 C.B. 715, as modified in Revenue Procedure 79-48, 1979-2 C.B. 529;

(vi) each Item of Equipment was placed in service on or after the Base Lease Commencement Date; and

(vii) each Item of Equipment will be used in the United States as part of the normal business operations of the Lessee except as otherwise permitted by Section 6 hereto.

(b) The Lessee covenants to the Lessor and agrees that subject to the exclusions as hereinafter provided in this Section 28:

(i) it will characterize the relationship herein established as a lease and will treat it as such for all purposes;

(ii) it will immediately pay to Lessor any amount referred to in Section 28(a)(iii) which is received by Lessee or

any Affiliate, directly or indirectly, after the time Lessor becomes the owner of the Equipment for Federal, state and local income tax purposes;

(iii) it shall not utilize or claim or attempt to utilize or claim the investment tax credit (Investment Tax Credit) or the accelerated cost recovery deductions provided by Section 168 of the Code (ACRS Deductions) with respect to the Equipment for any purposes whatsoever; and

(iv) neither it nor any Affiliate will take any action, or fail to take any action, which will have the result of causing the Lessor to lose or to recapture all or any part of the credits or deductions attributable to the Equipment, or its ownership thereof.

(c) If the Lessor shall lose, or shall not have, or shall lose the right to claim or shall suffer a disallowance of or shall be required to recapture all or any portion of the Investment Tax Credit or the ACRS Deductions due to any act, failure to act, misrepresentation or breach of covenant of the Lessee (hereinafter referred to as a Loss), then with respect to each Loss, Rental applicable to each Item of Equipment shall, on and after the next succeeding Rental Payment Date after payment of the tax, penalty and interest to the extent directly attributable to any such Loss (or if the Lessor is not required to make payment of tax with respect to the Loss, the date on which the Lessor files its tax return for the taxable year in which such Loss occurs), be increased, by, an amount for each such Item of Equipment which, in the reasonable opinion of the Lessor, after due consultation with Lessee, will preserve for the Lessor the after-tax rate of return and the net after-tax cash flow that would have been realized by the Lessor if such Loss had not occurred in respect of such Item of Equipment under this Lease.

(d) Without limiting the generality of Section 28(c) hereof, the Lessee shall not be required to make a payment pursuant to Section 28(c) to the Lessor for any Loss resulting from one or more of the following causes: (i) the failure of the Lessor (unless the Lessor shall have been advised by its tax counsel that in such tax counsel's opinion there is no reasonable basis for claiming any such credit or deduction) to properly claim in a timely manner (including making all appropriate elections and filing all information returns required under the applicable income tax regulations) or to follow the proper procedure in claiming the Investment Tax Credit or the ACRS Deductions or to make a timely election, if permitted by the Code, to treat any income, gain, loss, deduction or credit with respect to an Item of Equipment as derived from, or allocable to, sources within the United States, (ii) the failure of the Lessor to have sufficient

liability for income taxes against which to credit the Investment Tax Credit or sufficient taxable income to benefit from the ACRS Deductions, (iii) unless resulting from an act or omission of the Lessee, a transfer or disposition by the Lessor of an Item of Equipment or any interest therein or any interest in the Rentals derived therefrom or any interest in this Agreement (except a transfer or disposition after an Event of Default), or a transfer or other disposition of an Item of Equipment or any interest therein or any interest in the Rentals derived therefrom or any interest in this Agreement which results from bankruptcy or other proceedings for the relief of debtors in which the Lessor is the debtor, (iv) an Event of Loss with respect to an Item of Equipment, if the Lessor shall have received the amounts stipulated in respect thereof pursuant to Section 13 hereof, (v) acts or the failure to contest pursuant to Section 28(f) hereto of Lessor (including, without limitation, participation in, or other arrangements with any party other than Lessor involving residual values of the Equipment, but excluding Lessor's exercise of its remedies upon an Event of Default under this Agreement), (vi) the failure of the Lessor to file any required tax returns except in the event that such failure is due to the Lessee's failure to provide any required information or documentation to the Lessor, or (vii) an Event of Loss due to a modification in tax legislation, the Code, income tax regulations or published administrative or judicial interpretations or decisions thereunder occurring after the Base Lease Commencement Date.

(e) Upon receipt by the Lessor of a written notification from the Internal Revenue Service of any proposed assessment or other action which would result in a Loss for which an amount may be payable by the Lessee in accordance with this Section 28 (hereinafter called a Disallowance), the Lessor shall promptly notify the Lessee of such Disallowance after receipt of such written notification from the applicable taxing authority and shall contest such Disallowance in any reasonable and appropriate manner, if so requested by the Lessee. The Lessor shall be under no obligation whatsoever to contest such Disallowance unless:

(i) the Lessee shall request the Lessor to contest such Disallowance within thirty (30) days after receipt by the Lessee of notice from the Lessor and within thirty (30) days thereafter an independent tax counsel selected by the Lessor and acceptable to the Lessee shall render a written opinion that the Lessor has a reasonable basis for contesting such Disallowance; and

all reasonable costs and expenses, including, without limitation, legal fees and expenses, incurred by the Lessor in connection with contesting such Disallowance and, when due, all penalties or interest imposed in connection with such contest.

(f) The Lessor, at its sole option, may choose to forego any and all administrative appeals, proceedings, hearings and conferences with the Internal Revenue Service in respect of such Disallowance, but shall contest the Disallowance in a court of competent jurisdiction which court shall be selected by the Lessor at its sole option and, if requested by the Lessee, shall appeal any adverse determination; provided, however, that nothing contained in this paragraph shall require the Lessor to contest any Disallowance if the Lessor shall waive the payment by the Lessee of any amount that might otherwise be payable by the Lessee under this Section 28 by way of indemnity in respect of such Disallowance.

(g) At all stages of any contest of a Disallowance, the Lessor shall pursue the contest by any proceedings available under applicable law, regulations or court rules which in its sole discretion it determines to pursue, and shall determine in its sole discretion whether (i) to petition for a redetermination of the deficiency proposed to be assessed as a result of the Disallowance or (ii) to pay the deficiency and institute an action in a court of competent jurisdiction for a refund of taxes paid, in which case the Lessee shall pay the amount of such deficiency by adjusting the Rentals in such a manner as to allow the Lessor, in its reasonable opinion, to maintain its anticipated after-tax rate of return and total net after-tax cash flow as provided in Section 28(c) hereof. The Lessee shall provide counsel (selected by the Lessee) to conduct such contest, or to assist counsel of the Lessor in conducting such contest, as the Lessor in its sole discretion shall determine, it being agreed that the ultimate control of any such contest shall be in the sole discretion of the Lessor.

(h) The Lessor shall not enter into a settlement or other compromise with respect to any Disallowance without the prior written consent of the Lessee, unless the Lessor shall waive its right to be indemnified with respect to such Disallowance under this Section 28; provided, however, that the Lessor shall not be required to appeal or otherwise seek review of any adverse decision of a court of appeal unless, in the opinion of tax counsel to the Lessor, such appeal or other action has a reasonable chance of succeeding.

(i) The liability of the Lessee for any adjustments to Rental hereunder shall become fixed at the time Lessor makes payment of the tax attributable to the Loss, or if Lessor is not required to make payment of tax with respect to the Loss, the date on which the Lessor files its tax return for the taxable year in which such Loss occurs. Notwithstanding the foregoing, in the event that a tax contest is proceeding at the termination of this

Lease, Lessee shall pay Lessor any amount which Lessee would be required to pay hereunder if such contest failed; Lessor shall, if such contest ultimately succeeds, refund any such amount with interest at the rate contemplated by Section 28(j) below at such later date.

(j) In the event Lessor shall receive, directly or indirectly, a refund of or credit for any tax which is in connection with amounts paid by Lessee pursuant to Section 28(c), then Lessee shall have no obligation to make further additional payments pursuant to Section 28(c) and Lessor shall promptly refund payments previously made by Lessee pursuant to Section 28(c) (together with interest computed using the rate and method applicable pursuant to Section 6611 of the Code).

(k) The indemnification provided herein shall survive the expiration or other termination of the Lease.

29. General Assignment of Purchase Orders. The Lessor and the Lessee shall enter into a Purchase Agreement Assignment dated as of the date hereof (herein called the Assignment), in substantially the form of Exhibit E hereto, pursuant to which the Lessee assigns to Lessor its rights under various purchase orders and agreements to acquire the Equipment.

30. Suspension of Acceptance. Upon Lessor's request, at any time before the final Base Lease Commencement Date, Lessee shall inform Lessor of all relevant circumstances with regard to (a) or (b) below and if either (a) any material change in any representation and warranty of Lessee as yet set forth in Section 21 occurs or (b) an Event of Default or other event which with the giving of Notice or the lapse of time, or both, would become an Event of Default occurs, then Lessor shall have the right to cancel the agency authority granted to Lessee for purposes of inspection and acceptance of the Equipment in Section 9 hereof and to prohibit any further acceptances of Equipment hereunder from and after the date Lessee receives notice of such revocation of agency. Lessor shall not be required to purchase or pay for any Item accepted by Lessee after receipt of written notice from Lessor of revocation of agency. After such

revocation, Lessor shall re-assign to Lessee any remaining rights under Purchase Orders previously assigned to Lessor by Lessee.

IN WITNESS WHEREOF, the parties hereto have caused this Lease to be executed by their duly authorized officers on the day and year first written above.

LESSOR: MARINE MIDLAND LEASING CORPORATION

LESSEE: HAMMERMILL PAPER COMPANY

By: *Laurina C. Humphreys*

By: *D.E. Potter*

Its: *A. V. P.*

Its: *Assistant Treasurer*

[Corporate Seal]

[Corporate Seal]



STATE OF PENNSYLVANIA)
) ss.
COUNTY OF ERIE)

On this November 22, 1985, before me personally appeared D.E. POTTER, to me personally known, who signed the foregoing instrument on this day and, being by me duly sworn, says that (s)he is a ASST. TREAS. of Hammermill Paper Company, that one of the seals 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 he acknowledged that the execution of the foregoing instrument was the free act and deed of said corporation.

Maureen M. Hall
Notary Public

[Notarial Seal]

Maureen M. Hall, Notary Public
Erie, Erie County, Pennsylvania
My Commission Expires Sept. 26, 1987

STATE OF PENNSYLVANIA)
) ss.
COUNTY OF ERIE)

On this November 22, 1985, before me personally appeared Lawrence C. Handzlik, to me personally known, who signed the foregoing instrument on this day and, being by me duly sworn, says that (s)he is an Assistant Vice President of Marine Midland Leasing Corporation, that one of the seals 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 (s)he acknowledged that the execution of the foregoing instrument was the free act and deed of said corporation.

Maureen M. Hall
Notary Public

[Notarial Seal]

Maureen M. Hall, Notary Public
Erie, Erie County, Pennsylvania
My Commission Expires Sept. 26, 1987

HHHsz
13595

SCHEDULE A

Equipment to be Leased from
Marine Midland Leasing Corporation

DESCRIPTION OF EQUIPMENT

<u>TYPE</u>	<u>ROAD NUMBER</u>	<u>COST FOR EACH UNIT</u>
Ninety (90) 100-Ton 75' Flat Bed Log Cars manufactured by Greenville Steel Car Company		\$ 33,191.00

HPAX 85000 - HPAX 85089, both inclusive

SCHEDULE "B"

(Schedule of Stipulated Loss Values)

The Stipulated Loss Value of each Item of Equipment shall be the percentage of Lessor's Cost of such Item of Equipment set forth opposite the applicable Rental Payment Date:

<u>Rental Payment Date</u>	<u>Stipulated Loss Value</u>
01/01/86	104.9277
02/01/86	105.1973
03/01/86	105.4639
04/01/86	105.7274
05/01/86	105.9701
06/01/86	106.1924
07/01/86	106.4114
08/01/86	106.6098
09/01/86	106.8048
10/01/86	106.9964
11/01/86	107.1672
12/01/86	107.3345
01/01/87	104.2421
02/01/87	104.3849
03/01/87	104.5239
04/01/87	104.6592
05/01/87	104.7830
06/01/87	104.8871
07/01/87	104.9872
08/01/87	105.0674
09/01/87	105.1435
10/01/87	105.2154
11/01/87	105.2674
12/01/87	105.3150
01/01/88	102.1024
02/01/88	102.1255
03/01/88	102.1442
04/01/88	102.1585
05/01/88	102.1612
06/01/88	102.1435
07/01/88	102.1211
08/01/88	102.0781
09/01/88	102.0304
10/01/88	101.9777
11/01/88	101.9044
12/01/88	101.8260

<u>Rental Payment Date</u>	<u>Stipulated Loss Value</u>
01/01/89	98.4867
02/01/89	98.3824
03/01/89	98.2730
04/01/89	98.1583
05/01/89	98.0314
06/01/89	97.8833
07/01/89	97.7299
08/01/89	97.5550
09/01/89	97.3747
10/01/89	97.1887
11/01/89	96.9313
12/01/89	96.7680
01/01/90	93.2930
02/01/90	93.0524
03/01/90	92.8058
04/01/90	92.5531
05/01/90	92.2875
06/01/90	92.0280
07/01/90	91.7624
08/01/90	91.5029
09/01/90	91.2374
10/01/90	90.9658
11/01/90	90.7004
12/01/90	90.4288
01/01/91	86.8951
02/01/91	86.6235
03/01/91	86.3458
04/01/91	86.0619
05/01/91	85.7773
06/01/91	85.4987
07/01/91	85.2139
08/01/91	84.9353
09/01/91	84.6504
10/01/91	84.3600
11/01/91	84.0743
12/01/91	83.7831
01/01/92	83.4857
02/01/92	83.1942
03/01/92	82.8965
04/01/92	82.5926
05/01/92	82.2878
06/01/92	81.9889
07/01/92	81.6838
08/01/92	81.3846
09/01/92	81.0791
10/01/92	80.7674
11/01/92	80.4615
12/01/92	80.1493

<u>Rental Payment Date</u>	<u>Stipulated Loss Value</u>
01/01/93	79.8309
02/01/93	79.5182
03/01/93	79.1993
04/01/93	78.8740
05/01/93	78.5477
06/01/93	78.2289
07/01/93	77.7312
08/01/93	77.2389
09/01/93	76.7382
10/01/93	76.2291
11/01/93	75.7254
12/01/93	75.2132
01/01/94	74.6925
02/01/94	74.1772
03/01/94	73.6534
04/01/94	73.1210
05/01/94	72.5861
06/01/94	72.0577
07/01/94	71.5206
08/01/94	70.9899
09/01/94	70.4507
10/01/94	69.9028
11/01/94	69.3612
12/01/94	68.8110
01/01/95	68.2521
02/01/95	67.6994
03/01/95	67.1381
04/01/95	66.5680
05/01/95	65.9957
06/01/95	65.4296
07/01/95	64.8548
08/01/95	64.2861
09/01/95	63.7086
10/01/95	63.1224
11/01/95	62.5422
12/01/95	61.9531
01/01/96	61.3552
02/01/96	60.7633
03/01/96	60.1625
04/01/96	59.5528
05/01/96	58.9407
06/01/96	58.3345
07/01/96	57.7194
08/01/96	57.1103
09/01/96	56.4920
10/01/96	55.8649
11/01/96	55.2436
12/01/96	54.6132

<u>Rental Payment Date</u>	<u>Stipulated Loss Value</u>
01/01/97	53.9737
02/01/97	53.3401
03/01/97	52.6973
04/01/97	52.0453
05/01/97	51.3908
06/01/97	50.7420
07/01/97	50.0840
08/01/97	49.4317
09/01/97	48.7702
10/01/97	48.0995
11/01/97	47.4344
12/01/97	46.7600
01/01/98	46.0763
02/01/98	45.3981
03/01/98	44.7106
04/01/98	44.0137
05/01/98	43.3140
06/01/98	42.6199
07/01/98	41.9162
08/01/98	41.2181
09/01/98	40.5105
10/01/98	39.7934
11/01/98	39.0817
12/01/98	38.3605
01/01/99	37.6297
02/01/99	36.9042
03/01/99	36.1692
04/01/99	35.4245
05/01/99	34.6767
06/01/99	33.9342
07/01/99	33.1820
08/01/99	32.4351
09/01/99	31.6784
10/01/99	30.9120
11/01/99	30.1508
12/01/99	29.3798
01/01/00	28.5989
02/01/00	27.8231
03/01/00	27.0375
04/01/00	26.2420
05/01/00	25.4431
06/01/00	24.6680
07/01/00	23.8831
08/01/00	23.1220
09/01/00	22.3512
10/01/00	21.5706
11/01/00	20.8138
12/01/00	20.0473

EXHIBIT A

CERTIFICATE OF INSPECTION AND ACCEPTANCE

under

EQUIPMENT LEASE dated as of _____ (the Lease) between Marine Midland Leasing Corporation, as lessor (the Lessor), and _____ Company, as lessee (the Lessee). All terms used herein shall have the same meanings as are ascribed to them in the Lease.

The Lessee hereby certifies that each Item of Equipment set forth and described in Schedule 1 hereto (which Schedule includes the amount of the Lessor's Cost of each such Item) has been delivered to the location indicated in Schedule 1 for such Item, tested and inspected by Lessee, found to be in good order and accepted as an Item of Equipment under the Lease, each on the date (Acceptance Date) indicated in Schedule 1 for such Item.

as Lessee

By: _____

Title: _____

Date: _____

EXHIBIT B

BILL OF SALE

, a corporation,
(hereinafter called the Seller) in consideration of the sum of One Dollar (\$1.00) and other good and valuable considerations the receipt of all of which by it is hereby acknowledged, has bargained, sold, conveyed, transferred and delivered, and by these presents does hereby bargain, sell, grant, convey, transfer and deliver unto Marine Midland Leasing Corporation (hereinafter called the Purchaser), the following unit(s) of Equipment.

TO HAVE AND TO HOLD the same unto the said Purchaser, its successors or assigns forever;

THE SELLER HEREBY WARRANTS to the Purchaser, its successors or assigns, that at the time of delivery of each unit of the Equipment to the Purchaser, as aforesaid, each such unit was new and unused Equipment, the Seller had legal title thereto, and good and lawful right to sell the same, and that title to said unit was then free of all claims, liens, encumbrances and security interests of any nature, and the Seller covenants that it will warrant and defend such title against all claims and demands whatsoever;

IN WITNESS WHEREOF, the Seller has caused this Bill of Sale to be executed in its name by its _____, thereunto duly authorized, and its corporate seal to be hereunto affixed and to be attested by _____, this _____ day of _____, 1985.

By: _____
(Signature)

CORPORATE SEAL

Attest

EXHIBIT C

Date _____

Marine Midland Leasing Corporation
One Marine Midland Center
Buffalo, New York 14240

Attention: Manager-Leasing

Gentlemen:

As counsel for _____ (the Seller), I am familiar with the sale to you, pursuant to the Bill of Sale dated as of _____ (the Bill of Sale) from the Seller to you the following unit(s) of equipment (the Equipment):

I am of the opinion that:

1. Seller is a corporation duly organized and existing in good standing under the laws of the state of

2. The Bill of Sale has been duly authorized, executed and delivered by the Seller, is not in conflict with the charter or by-laws of the Seller, any court or administrative decree biding upon the Seller or any agreement binding upon the Seller of which I have knowledge, and constitutes a valid, legal and binding instrument of the Seller enforceable in accordance with its terms; and

3. Such Bill of Sale is valid and effective to transfer, and does transfer, good title to the Equipment herein described to the Purchaser free and clear of all claims, liens, and encumbrances of any nature.

Attorney for

main midland Jersey
1. Grace Medical Center
Beypale N.J. 14703

~~At~~ Commercial Paper Company
1540 East Lake Rd
Erie Pa 16533

EXHIBIT D

(COUNSEL TO LESSEE LETTERHEAD)

Marine Midland Leasing Corporation
One Marine Midland Center
Buffalo, New York 14240

Attention: Manager-Leasing

Gentleman:

As counsel for
, a corporation (the Lessee), I am familiar with the Equipment Lease Agreement dated as of (the Lease) between Marine Midland Leasing Corporation (the Lessor) and the Lessee and the other documents and instruments entered into by the Lessee in connection with the transactions contemplated by the Lease, including the General Assignment of Purchase Orders dated as of (the General Assignment of Purchase Orders) between the Lessee and the Lessor; and I have examined such corporate and other documents and records and such questions of law as I have considered necessary or appropriate for purposes of this opinion. The terms used herein, unless otherwise defined, are those used in the Lease. On the basis of such examination, I advise you that in my opinion:

(a) The Lessee is a corporation duly organized and validly existing in good standing under the laws of the , is duly qualified to do business in each jurisdiction where its ownership or lease of property or the conduct of its business require such qualification, and has full corporate power and authority to hold property under lease and to enter into and perform its obligations under the Lease and the other documents and instruments entered into by the Lessee in connection with the transaction contemplated thereby.

(b) The execution, delivery and performance by the Lessee of the Lease and all other agreements entered into by the Lessee in connection with the transactions contemplated by the Lease have been duly authorized by all necessary corporate action on the part of the Lessee, do not contravene any law or governmental rule, regulation or order applicable to the Lessee, do not and will not contravene any provisions of, or constitute a default under, any indenture, mortgage, contract or other instrument to which the Lessee is a party or by which it is bound or result in the creation or imposition of any

lien, charge or encumbrance of any nature whatsoever upon any of the Items of Equipment (as defined in the Lease) (except for the rights and interests of Lessor therein and except that such liens may attach to the rights and interests of the Lessee under the Lease in and to the Equipment), have been duly executed and delivered by the Lessee and, assuming the due authorization, execution and delivery thereof by each other party thereto, constitute the legal, valid and binding agreement of the Lessee, enforceable in accordance with their terms (subject, as to enforcement of remedies, to applicable bankruptcy, insolvency, reorganization, moratorium or other similar laws affecting the enforcement of creditors' rights generally).

(c) No consent or approval of, giving of notice to, registration with, or taking of any other action in respect of, any state, federal or other governmental authority or agency is required with respect to the execution, delivery and performance by the Lessee of the agreements referred to in (a) and (b) above.

(d) There are no actions, suits or proceedings at law or in equity pending or, to my knowledge, threatened against or affecting the Lessee in any court or before any arbitrator or governmental commission, board or authority which, if adversely determined, will have a material adverse effect on the ability of the Lessee to perform its obligations under any of the agreements referred to in (a) above, except as set forth in the Lessee's Annual Report to the Securities and Exchange Commission on Form 10K for the fiscal year ended December 31, 19__.

(e) The General Assignment of Purchase Orders is effective to convey to the Lessor the rights and claims purported to be conveyed thereby, and is effective to retain in the Lessee such rights and duties as are purported to be retained thereunder.

(f) The Lease has been duly filed and recorded with the Interstate Commerce Commission in accordance with Section 11303(a) of Title 49, United States Code and deposited with the Registrar General of Canada (within 21 days from the execution thereof) and provision has been made for publication of notice of such deposit in the _____ pursuant to Section 86 of the _____ and an appropriate Uniform Commercial Code financing statement covering the Equipment has been filed with the Secretary of State of the _____.

Very truly yours,

EXHIBIT E

GENERAL ASSIGNMENT OF PURCHASE ORDERS

THIS GENERAL ASSIGNMENT OF PURCHASE ORDERS dated as of _____ between _____ (the Assignor) and Marine Midland Leasing Corporation (the Assignee),

W I T N E S S E T H:

In consideration of the mutual covenants herein contained, the Assignee and the Assignor agree as follows:

1. The Assignor does hereby sell, assign, transfer and set over unto the Assignee all of the Assignor's right, title and interest in, to and under each of those Purchase Orders which the Assignor, directly or through an agent, has heretofore or may hereafter enter into with manufacturer with respect to any equipment which has or may become an Item of Equipment (as such term is defined in an Equipment Lease Agreement dated as of _____ between the Assignee, as lessor and the Assignor, as lessee, which Equipment Lease Agreement is herein referred to as the Lease), including, without limitation, the right to purchase and take title of each such Item of Equipment pursuant to the applicable Purchase Order.

Notwithstanding the foregoing, so long as the Assignee shall not have declared the Lease to be in default or until redelivery to the Assignee of an Item of Equipment in accordance with the Lease, the Assignee authorizes the Assignor, to the exclusion of the Assignee, to exercise in their name all rights and powers of the buyer under each Purchase Order (including, without limitation, the right to amend or terminate any such Purchase Order), except that the Assignor may not exercise any right to purchase or take title to an Item of Equipment.

2. It is expressly agreed that, anything herein contained to the contrary notwithstanding;

(a) The exercise by the Assignee of any of the rights assigned hereunder shall not release the Assignor from any of its duties or obligations to the manufacturer or seller under each such Purchase Order except to the extent that such exercise by the Assignee shall constitute performance of such duties or obligations; and

(b) hereby (i) consents to the foregoing Assignment of Purchase Orders, (ii) consents to the retention by the Assignor of full rights under the warranty provisions and the right to reimbursement of additional financing costs in the Purchase Orders, (iii) agrees that Assignor and Assignee shall each have the right to enforce and receive the benefit of such warranty provisions insofar as their interests may appear, (iv) agrees that, unless otherwise agreed to the contrary, Lessor shall have no obligations or liabilities under the Purchase Orders with respect to those Units of Equipment which are not accepted by Assignor pursuant to the Lease prior to _____, (v) agrees to furnish Assignee on or prior to the closing date with an invoice in the amount of the purchase price, a Bill of Sale, and an Opinion of Counsel as to the title of the Units, all in form satisfactory to Assignor and Assignee, and (vi) agrees to have the words "OWNED BY MARINE MIDLAND LEASING CORPORATION, OWNER-LESSOR" conspicuously marked on each Unit prior to delivery thereof.

CONSERVED & AGREED TO BY

By: _____

Date: _____

EXHIBIT F

CERTIFICATE

I, _____, Vice President-Finance of
(the Lessee) DO HEREBY

CERTIFY AS FOLLOWS:

No Event of Default (as defined in the Equipment Lease Agreement dated as of _____) or other event which with the giving of notice or the lapse of time, or both, would become an Event of Default, has occurred.

Vice President - Finance

Dated:

EXHIBIT G

Marine Midland Leasing Corporation
One Marine Midland Center
Buffalo, New York 14240

Attention: Manager-Leasing

Gentlemen:

I have 38 years experience in the Mechanical Department of the _____ (successor to the _____). Presently, I am the Assistant Vice President-Car Department of the _____. My duties have involved and currently involve the determination of the useful lives and values of railroad equipment. I am familiar with the _____ Lease dated as of _____ pursuant to which Marine Midland Leasing Corporation (Lessor) will lease to _____ bi-level and/or tri-level railroad auto racks. Additionally, I am familiar with the Equipment and its specifications.

I assume that the Equipment will be maintained in good operating condition, ordinary wear and tear excepted, and that the market for used equipment of this nature at the lease termination will reflect no unusual conditions of supply and demand.

Based upon my experience in the industry and my review of the specifications for the Equipment, I hereby certify that, in my opinion, each Item of Equipment will have a fair market value at the end of the original term of the Lease (such fair market value being determined without including in such value any increase or decrease for inflation or deflation during such original Lease term and determined after subtracting from such value the cost, if any, for removal and delivery of possession to Lessor at the end of such term) equal to at least _____ percent (%) of the original cost for such Item, and each Item is estimated to have a remaining useful life at the end of the original term of the Lease equal to at least _____ percent (%) of its originally estimated useful life.

Very truly yours,