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JAN 28 1981 - 2 25 PM

No. JAN 28 1981
Date.....
Fee \$ 50.00

50

INTERSTATE COMMERCE COMMISSION

Interstate Commerce Commission
Washington, D. C.

ICC Washington, D. C.

Gentlemen:

Enclosed for recordation under the provisions of 49 USC 11303(a) are the original and eight counterparts of a Security Agreement dated as of January 5, 1981.

A general description of the railroad equipment covered by the enclosed document is set forth in Schedule A attached to this letter and made a part hereof.

The names and addresses of the parties are:

Debtor: Valley Bankers Leasing 81-1
Partnership
c/o Valley Bank Leasing, Inc.
234 North Central Avenue, Suite 522
Phoenix, Arizona 85001

Secured Party: Modern Woodmen of America
Mississippi River at 17th Street
Rock Island, Illinois 61201

The undersigned is the Debtor mentioned in the enclosed document and has knowledge of the matters set forth therein.

Please return the original and seven copies of the Security Agreement to Robert Nash, Chapman and Cutler, 111 West Monroe Street, Chicago, Illinois 60603.

Also enclosed is a check in the amount of \$50.00 covering the required recording fee.

Very truly yours,

VALLEY BANKERS LEASING 81-1
PARTNERSHIP, a general partnership

By *Allen E. [Signature]*
Its Vice President And
General Manager
DEBTOR AS AFORESAID

Counterpart - C.T. Koppke

FEE OPERATION BR.
I.C.C.

Enclosures

JAN 28 2 12 PM '81

RECEIVED

SCHEDULE A

57 TANK CARS MARKED AND NUMBERED BFGX 7050 TO BFGX 7099,
BOTH INCLUSIVE AND BFGX 7101 TO BFGX 7107, BOTH INCLUSIVE

REGISTRATION NO. 12835

JAN 28 1981 - 2 25 PM

SECURITY AGREEMENT

Dated as of January 5, 1981

From

VALLEY BANKERS LEASING 81-1 PARTNERSHIP,
an Arizona general partnership acting
pursuant to a Partnership Agreement dated as of
December 31, 1980 between Valley Bank Leasing, Inc.
and Bankers Commercial Corporation

DEBTOR

To

MODERN WOODMEN OF AMERICA

SECURED PARTY

(BFGoodrich No. 81-1)
(57 Tank Cars)

TABLE OF CONTENTS

<u>Section</u>	<u>Heading</u>	<u>Page</u>
	Parties	1
1.	Grant of Security	2
1.1.	Equipment Collateral	2
1.2.	Rental Collateral	2
1.3.	Limitations to Security Interest	3
1.4.	Duration of Security Interest	3
1.5.	Excepted Rights in Collateral	4
2.	Covenants and Warranties of the Debtor	4
2.1.	Debtor's Duties	4
2.2.	Warranty of Title	5
2.3.	Further Assurances	5
2.4.	After-Acquired Property	5
2.5.	Recordation and Filing	5
2.6.	Modifications of the Lease	6
2.7.	Power of Attorney in Respect of the Lease	6
2.8.	Notice of Default	7
3.	Possession, Use and Release of Property	7
3.1.	Possession of Collateral	7
3.2.	Release of Property	7
3.3.	Protection of Purchaser	7
4.	Application of Assigned Rentals and Certain Other Moneys Received by the Secured Party	7
4.1.	Application of Rents and Other Payments	7
4.2.	Multiple Notes	10
4.3.	Default	10
5.	Defaults and Other Provisions	10
5.1.	Events of Default	10
5.2.	Secured Party's Rights	11
5.3.	Certain Rights of the Debtor on the Occurrence of an Event of Default under the Lease	13
5.4.	Acceleration Clause	14
5.5.	Waiver by Debtor	14
5.6.	Effect of Sale	15
5.7.	Application of Sale Proceeds	15
5.8.	Discontinuance of Remedies	16
5.9.	Cumulative Remedies	16
6.	Limitations of Liability	16

<u>Section</u>	<u>Heading</u>	<u>Page</u>
7.	Miscellaneous	17
7.1.	Registration and Execution	17
7.2.	Payment of the Notes	17
7.3.	The Register	18
7.4.	Transfers and Exchanges of Notes; Lost or Mutilated Notes	18
7.5.	The New Notes	19
7.6.	Cancellation of Notes	20
7.7.	Registered Owner	20
7.8.	Successors and Assigns	20
7.9.	Partial Invalidity	21
7.10.	Communications	21
7.11.	Amendments	22
7.12.	Release	22
7.13.	Governing Law	22
7.14.	Counterparts	22
7.15.	Headings	23

Attachments to Security Agreement:

- Schedule 1 - Amortization Schedule for Series A Notes
- Schedule 2 - Amortization Schedule for Series B Notes
- Schedule 3 - Description of Equipment
- Exhibit A - Form of Secured Note, Series A
- Exhibit B - Form of Secured Note, Series B

SECURITY AGREEMENT

THIS SECURITY AGREEMENT dated as of January 5, 1981 (the "Security Agreement") is from VALLEY BANKERS LEASING 81-1 PARTNERSHIP, an Arizona general partnership (the "Debtor"), acting pursuant to a Partnership Agreement dated as of December 31, 1980 (the "Partnership Agreement") between Valley Bank Leasing, Inc. and Bankers Commercial Corporation (collectively, the "Partners"), Debtor's post office address being c/o Valley Bank Leasing, Inc., 234 North Central Avenue, Suite 522, Phoenix, Arizona 85004, Attention: Vice President and General Manager, to MODERN WOODMEN OF AMERICA (the "Secured Party"), whose post office address is Mississippi River at 17th Street, Rock Island, Illinois 61201, Attention: Investment Department.

R E C I T A L S:

A. The Debtor and the Secured Party have entered into a Participation Agreement dated as of January 5, 1981 (the "Participation Agreement") with The B. F. Goodrich Company, a New York corporation (the "Lessee") and the Partners providing for the commitment of the Secured Party to purchase on certain dates not later than December 31, 1981, the 15.625% Secured Notes of the Debtor not exceeding an aggregate principal amount of \$2,426,490. The Series A Notes and the Series B Notes hereinafter referred to are hereinafter collectively called the "Notes". The Notes are to be dated the date of issue, to bear interest from such date at the rate of 15.625% per annum prior to maturity, to be expressed to mature in one (1) installment of interest only, payable on January 1, 1982, followed by thirty-six (36) consecutive semiannual installments, including both principal and interest, payable in accordance with the amortization schedule set forth in Schedule 1 hereto in the case of Notes delivered on or prior to June 30, 1981 (the "Series A Notes") and in accordance with the amortization schedule set forth in Schedule 2 hereto in the case of the Notes delivered on or prior to December 31, 1981 (the "Series B Notes") with the first such installment to be paid on July 1, 1982, and the balance of such installments at six (6) month intervals thereafter; and to be otherwise substantially in the form attached hereto as Exhibits A and B, respectively. Installments of interest on the Notes may be paid up to five days in advance of their due date.

B. The Notes and all principal thereof and interest (and premium, if any) thereon and all additional amounts and other sums at any time due and owing from or required to be paid by the Debtor under the terms of the Notes, this Security Agreement or the Participation Agreement are hereinafter sometimes referred to as "indebtedness hereby secured".

C. All of the requirements of law relating to the transaction contemplated hereby have been fully complied with and all other acts and things necessary to make this Security Agreement a valid, binding and legal instrument for the security of the Notes have been done and performed.

SECTION 1. GRANT OF SECURITY.

The Debtor in consideration of the premises and of the sum of Ten Dollars received by the Debtor from the Secured Party and other good and valuable consideration, receipt whereof is hereby acknowledged, and in order to secure the payment of the principal of and interest on the Notes according to their tenor and effect, and to secure the payment of all other indebtedness hereby secured and the performance and observance of all of the Debtor's covenants and conditions in the Notes and in this Security Agreement and in the Participation Agreement contained, does hereby convey, warrant, mortgage, assign, pledge and grant the Secured Party, its successors and assigns, a security interest in, all and singular of the Debtor's right, title and interest in and to the properties, rights, interests and privileges described in Sections 1.1 and 1.2 hereof, subject always to those limitations set forth in Section 1.3 hereof and to Excepted Rights in Collateral as defined in Section 1.5 hereof (all of which properties hereby mortgaged, assigned and pledged or intended so to be are hereinafter collectively referred to as the "Collateral").

1.1. Equipment Collateral. Collateral includes the railroad equipment described in Schedule 2 attached hereto and made a part hereof (collectively the "Equipment" and individually an "Item" or "Item of Equipment") constituting the Equipment leased and delivered under that certain Equipment Lease dated as of January 5, 1981 (the "Lease") between the Debtor, as lessor, and the Lessee, as lessee; together with all accessories, equipment, parts and appurtenances appertaining or attached to any of the Equipment hereinabove described, whether now owned or hereafter acquired, except such thereof as remain the property of the Lessee under the Lease, and all substitutions, renewals or replacements of and additions, improvements, accessions and accumulations to any and all of said Equipment, except such thereof as remain the property of the Lessee under the Lease, together with all the rents, issues, income, profits and avails therefrom and the proceeds thereof.

1.2. Rental Collateral. Collateral also includes all right, title, interest, claims and demands of the Debtor as lessor in, to and under the Lease, including all extensions of the term of the Lease, together with all rights, powers, privileges, options and other benefits of the Debtor as lessor under the Lease, including, without limitation:

- (1) the immediate and continuing right to receive and collect all rental, casualty value payments, insurance proceeds, condemnation awards and other payments, tenders

and security now or hereafter payable or receivable by the Lessor under the Lease pursuant thereto, except those sums reserved as Excepted Rights in Collateral under Section 1.5 hereof;

(2) the right to make all waivers and agreements and to enter into any amendments relating to the Lease or any provision thereof except with regard to the Excepted Rights in Collateral under Section 1.5 hereof; and

(3) the right to take such action upon the occurrence of an Event of Default under the Lease or an event which, with the lapse of time or the giving of notice, or both, would constitute an Event of Default under the Lease, including the commencement, conduct and consummation of legal, administrative or other proceedings, as shall be permitted by the Lease or by law, and to do any and all other things whatsoever which the Debtor or any lessor is or may be entitled to do under the Lease;

it being the intent and purpose hereof that subject always to Excepted Rights in Collateral (as defined in Section 1.5 hereof), the assignment and transfer to the Secured Party of said rights, powers, privileges, options and other benefits shall be effective and operative immediately and shall continue in full force and effect, and the Secured Party shall have the right to collect and receive all rental, casualty value payments and termination value payments, if any, and other sums for application in accordance with the provisions of Section 4 hereof at all times during the period from and after the date of this Security Agreement until the indebtedness hereby secured has been fully paid and discharged.

1.3. Limitations to Security Interest. The security interest granted by this Section 1 is subject to (a) the right, title and interest of the Lessee in and to the Equipment under the Lease so long as no Event of Default thereunder, or any event which with the lapse of time or the giving of notice, or both, would constitute such an Event of Default shall have occurred and be continuing, (b) the lien of current taxes and assessments not in default (but only if such taxes are entitled to priority as a matter of law), or, if delinquent, the validity of which is being contested in good faith, so long as such contest will not affect or endanger the security interest or other rights of the Secured Party hereunder, (c) liens of mechanics, materialmen and laborers for work or service performed or materials furnished which are not yet due and payable, and (d) liens and charges permitted by Section 9 of the Lease (collectively "Permitted Encumbrances").

1.4. Duration of Security Interest. The Secured Party, its successors and assigns shall have and hold the Collateral forever; provided, always, however, that such security interest is granted upon the express condition that if the Debtor shall pay or cause to be paid all the indebtedness hereby secured and shall observe, keep and perform all the terms and conditions, covenants

and agreements herein and in the Participation Agreement and the Notes contained, then these presents and the estate hereby granted and conveyed shall cease and this Security Agreement shall become null and void; otherwise to remain in full force and effect.

1.5. Excepted Rights in Collateral. Subject to the proviso hereto, there are expressly excepted and reserved from the security interest and operation of this Security Agreement the following described properties, rights, interests and privileges (hereinafter sometimes referred to as the "Excepted Rights in Collateral") and nothing herein or in any other agreement contained shall constitute an assignment of said Excepted Rights in Collateral to the Secured Party:

(a) all payments of any indemnity under Sections 6 and 10.2 of the Lease or repayments or interest thereon under Section 20.2 of the Lease which by the terms of any of such sections of the Lease are payable to the Debtor or either Partner for its own respective account;

(b) all rights of the Debtor and the Partners, respectively, under the Lease to demand, collect, sue for or otherwise obtain all amounts from the Lessee due the Debtor or either Partner on account of any such indemnities or payments, provided that the rights excepted and reserved by this paragraph (b) shall not be deemed to include the exercise of any remedies provided for in Section 14 of the Lease except those contained in Section 14.2(a) thereof; and

(c) any insurance proceeds payable under general public liability policies maintained by the Lessee pursuant to Section 11.1 of the Lease which by the terms of such policies or the terms of the Lease are payable directly to the Debtor or either Partner for its own respective account.

SECTION 2. COVENANTS AND WARRANTIES OF THE DEBTOR.

The Debtor covenants, warrants and agrees as follows:

2.1. Debtor's Duties. The Debtor covenants and agrees well and truly to perform, abide by and to be governed and restricted by each and all of the terms, provisions, restrictions, covenants and agreements set forth in the Participation Agreement, and in each and every supplement thereto or amendment thereof which may at any time or from time to time be executed and delivered by the parties thereto or their successors and assigns, to the same extent as though each and all of said terms, provisions, restrictions, covenants and agreements were fully set out herein and as though any amendment or supplement to the Participation Agreement were fully set out in an amendment or supplement to this Security Agreement. The Debtor undertakes to perform only such

duties as are expressly and specifically set forth herein and in the other Operative Agreements (as defined in the Participation Agreement) and no implied obligations or covenants shall be read into this Security Agreement or any other Operative Agreements against the Debtor.

2.2. Warranty of Title. The Debtor has the right, power and authority under the Partnership Agreement to grant a security interest in the Collateral to the Secured Party for the uses and purposes herein set forth; and the Debtor will warrant and defend such title as it has received to the Collateral from ACF Industries, Inc., as manufacturer of the Equipment, against all claims and demands of persons claiming by, through or under the Debtor, excepting only this Security Agreement and Permitted Encumbrances. The Debtor also agrees that it will, in its individual capacity and at its own cost and expense, without regard to the provisions of Section 6 hereof, promptly take such action as may be necessary to duly discharge any liens and encumbrances on the Collateral which result from claims against the Debtor not related to the ownership of the Equipment or the administration of the Partnership Estate (as defined in the Participation Agreement) or any transactions pursuant to the Operative Agreements (as defined in the Participation Agreement). Without limiting the foregoing, there is no financing statement or other filed or recorded instrument in which the Debtor is named and which the Debtor has signed, as debtor or mortgagor now on file in any public office covering any of the Collateral excepting the financing statements or other instruments filed or to be filed in respect of and for the security interest provided for herein.

2.3. Further Assurances. The Debtor will, at no expense to the Secured Party, do, execute, acknowledge and deliver all and every further acts, deeds, conveyances, transfers and assurances reasonably necessary or proper for the perfection of the security interest being herein provided for in the Collateral, whether now owned or hereafter acquired. Without limiting the foregoing but in furtherance of the security interest herein granted in the rents and other sums due and to become due under the Lease, the Debtor covenants and agrees that it will, pursuant to Section 16 of the Lease, notify the Lessee of the assignment hereunder and direct the Lessee to make all payments of such rents and other sums due and to become due under the Lease other than Excepted Rights in Collateral directly to the Secured Party or as the Secured Party may direct in writing.

2.4. After-Acquired Property. Any and all property described or referred to in the granting clauses hereof which is hereafter acquired shall ipso facto, and without any further conveyance, assignment or act on the part of the Debtor or the Secured Party, become and be subject to the security interest herein granted as fully and completely as though specifically described herein, but nothing in this Section 2.4 contained shall be deemed to modify or change the obligation of the Debtor under Section 2.3 hereof.

2.5. Recordation and Filing. The Debtor will, at the Lessee's expense, execute any and all such supplements hereto and to the Lease and any and all such financing and continuation statements and similar notices as may from time to time be requested by the Secured Party and at the Lessee's expense cooperate in the recordation or filing thereof in order to fully perfect, preserve and protect the rights of the Secured Party hereunder, and will, at the Lessee's expense, furnish to the Secured Party promptly after the execution and delivery of this Security Agreement and of each supplemental Security Agreement an opinion of counsel stating that in the opinion of such counsel, this Security Agreement or such supplement, as the case may be, has been properly recorded or filed for record so as to perfect and make effective of record the security interest intended to be created hereby.

2.6. Modifications of the Lease. The Debtor will not:

(a) declare a default or exercise the remedies of the Lessor under, or terminate, modify or accept a surrender of, or offer or agree to any termination, modification or surrender of, the Lease (except as otherwise expressly provided herein) or by affirmative act consent to the creation or existence of any security interest or other lien to secure the payment of indebtedness upon the leasehold estate created by the Lease or any part thereof;

(b) except in respect of Excepted Rights in Collateral, receive or collect any rental payment under the Lease prior to the date for payment thereof provided for by the Lease or assign, transfer or hypothecate or grant a security interest in (other than to the Secured Party hereunder) any rent payment then due or to accrue in the future under the Lease in respect of the Equipment; or

(c) except in respect of Excepted Rights in Collateral, sell, mortgage, transfer, assign or hypothecate or grant a security interest in (other than to the Secured Party hereunder) its interest in the Equipment or any part thereof or in any amount to be received by it from the use or disposition of the Equipment.

The provisions of this Section 2.6 shall not be construed as limiting the rights of the Debtor set forth in Section 1.5(b) hereof.

2.7. Power of Attorney in Respect of the Lease. The Debtor does hereby irrevocably constitute and appoint the Secured Party its true and lawful attorney with full power of substitution, for it and in its name, place and stead, to ask, demand, collect, receive, receipt for, sue for, compound and give acquittance for any and all rents, income and other sums which are assigned under Sections 1.1 and 1.2 hereof with full power to settle, adjust or compromise any claim thereunder as fully as the Debtor could itself do, and to endorse the name of the Debtor on all commercial paper given in payment or in part payment thereof, and in its discretion

to file any claim or take any other action or proceedings, either in its own name or in the name of the Debtor or otherwise, which the Secured Party may deem necessary or appropriate to protect and preserve the right, title and interest of the Secured Party in and to such rents and other sums and the security intended to be afforded hereby.

2.8. Notice of Default. The Debtor further covenants and agrees that it will give the Secured Party prompt written notice of any event or condition constituting an Event of Default under the Lease if the Debtor has actual knowledge of such event or condition.

SECTION 3. POSSESSION, USE AND RELEASE OF PROPERTY.

3.1. Possession of Collateral. While the Debtor is not in default hereunder, it shall be suffered and permitted to remain in full possession, enjoyment and control of the Equipment and to manage, operate and use the same and each part thereof with the rights and franchises appertaining thereto, provided, always, that the possession, enjoyment, control and use of the Equipment shall at all times be subject to the observance and performance of the terms of this Security Agreement. It is expressly understood that the use and possession of the Equipment by the Lessee under and subject to the Lease shall not constitute a violation of this Section 3.1.

3.2. Release of Property. So long as no default referred to in Section 14 of the Lease has occurred and is continuing to the knowledge of the Secured Party, the Secured Party shall execute a release in respect of any Item of Equipment designated by the Lessee for settlement pursuant to Section 11 of the Lease upon receipt from the Lessee of written notice designating the Item of Equipment in respect of which the Lease will terminate and the receipt from the Lessee of all sums payable for such Item of Equipment in compliance with Section 11 of the Lease.

3.3. Protection of Purchaser. No purchaser in good faith of property purporting to be released hereunder shall be bound to ascertain the authority of the Secured Party to execute the release, or to inquire as to any facts required by the provisions hereof for the exercise of such authority; nor shall any purchaser, in good faith, of any item or unit of the mortgaged property be under obligation to ascertain or inquire into the conditions upon which any such sale is hereby authorized.

SECTION 4. APPLICATION OF ASSIGNED RENTALS AND CERTAIN OTHER MONEYS RECEIVED BY THE SECURED PARTY.

4.1. Application of Rents and Other Payments. As more fully set forth in Section 1.2 hereof the Debtor has hereby granted to the Secured Party a security interest in rents, issues, profits,

income and other sums due and to become due under the Lease in respect of the Equipment as security for the Notes. So long as no Event of Default as defined in Section 5 hereof has occurred and is continuing:

(a) The amounts from time to time received by the Secured Party which constitute payment by the Lessee under the Lease of the installments of rental under the Lease shall be applied first, to the payment of the installments of principal and interest (and in each case first to interest and then to principal) on the Notes which have matured or will mature on or before the due date of the installments of rental which are received by the Secured Party, and then the balance, if any, of such amounts shall be paid to or upon the order of the Debtor not later than the first business day following the receipt thereof;

(b) The amounts from time to time received by the Secured Party which constitute settlement by the Lessee of the "Casualty Value" for any Item of Equipment pursuant to Section 11 of the Lease shall be applied by the Secured Party as follows:

(i) First, to the payment of an amount equal to the accrued and unpaid interest on that portion of the Notes of the applicable series to be prepaid pursuant to the following subparagraph;

(ii) Second, an amount equal to the Loan Value of such Item of Equipment for which settlement is then being made shall be applied to the prepayment of the Notes of the applicable series so that each of the remaining installments of each Note of the applicable series shall be reduced in the proportion that the principal amount of the prepayment bears to the unpaid principal amount of the Notes of the applicable series immediately prior to the prepayment; and

(iii) Third, the balance, if any, of such amounts held by the Secured Party after making the applications provided for by the preceding subparagraphs (i) and (ii) shall be released to or upon the order of the Debtor on the date of payment of the amounts provided in the preceding clauses (i) and (ii).

For purposes of this Section 4.1(b), the "Loan Value" in respect of any Item of Equipment, shall be an amount equal to the product of (A) a fraction, the numerator of which is an amount equal to the Purchase Price (as defined in the Participation Agreement) of such Item of Equipment for which settlement is then being made and the denominator of which is the aggregate Purchase Price of all Items of

Equipment of Group A or Group B, as the case may be, then subject to the Lease and financed with the proceeds of the applicable series of Notes then to be prepaid (including the Purchase Price of such Item of Equipment for which settlement is then being made), times (B) the unpaid principal amount of the Notes of the applicable series immediately prior to the prepayment provided for in this Section 4.1(b) (after giving effect to all payments of installments of principal made or to be made on the date of prepayment provided for in this Section 4.1(b));

(c) The amounts received by the Secured Party from time to time which constitute proceeds of casualty insurance maintained by the Lessee in respect of the Equipment, shall be held by the Secured Party as a part of the Collateral and shall be applied by the Secured Party from time to time to any one or more of the following purposes:

(i) So long as no Event of Default has occurred and is continuing to the knowledge of the Secured Party, the proceeds of such insurance shall, if the Item of Equipment is to be repaired, be released to the Debtor to reimburse the Lessee for expenditures made for such repair upon receipt by the Secured Party of a certificate of an authorized officer of the Lessee to the effect that any damage to such Item in respect of which such proceeds were paid has been fully repaired; and

(ii) If the insurance proceeds shall not have been released to the Debtor pursuant to the preceding paragraph (i) within 180 days from the receipt thereof by the Secured Party, or if within such period the Lessee shall have notified the Secured Party in writing that the Lease is to be terminated in respect of such item in accordance with the provisions of Section 11.2 of the Lease then so long as no Event of Default hereunder has occurred and is continuing to the knowledge of the Secured Party, the insurance proceeds shall be applied by the Secured Party as follows:

(A) First, to the prepayment of the Notes of the applicable series, all in the manner and to the extent provided for by Section 4.1(b) hereof; and

(B) Second, the balance, if any, of such insurance proceeds held by the Secured Party after making the applications provided for by the preceding subparagraph (A) shall be released to or upon the order of the Debtor on the date of such prepayment of the Notes.

4.2. Multiple Notes. If more than one Note of a series is outstanding at the time any such application is made, such application shall be made on all outstanding Notes of such series ratably in accordance with the aggregate principal amount remaining unpaid thereon.

4.3. Default. If an Event of Default referred to in Section 5 hereof has occurred and is continuing, all amounts received by the Secured Party pursuant to Section 1.2 hereof shall be applied in the manner provided for in Section 5 in respect of proceeds and avails of the Collateral.

SECTION 5. DEFAULTS AND OTHER PROVISIONS.

5.1. Events of Default. The term "Event of Default" for all purposes of this Security Agreement shall mean one or more of the following:

(a) Default in payment of an installment of the principal of, or interest on, any Note when and as the same shall become due and payable, whether at the due date thereof or at the date fixed for prepayment or by acceleration or otherwise, and any such default shall continue unremedied for five days and shall not be cured within 48 hours after written or telephonic notice of such default;

(b) An Event of Default (as defined in the Lease) shall have occurred and be continuing under the Lease;

(c) Default on the part of the Debtor or either Partner in the due observance or performance of any covenant or agreement to be observed or performed by the Debtor or such Partner under this Security Agreement or the Participation Agreement, and such default shall continue unremedied for 60 days after written notice from the Secured Party to the Debtor and the Partners specifying the default and demanding the same to be remedied;

(d) Any material representation or warranty on the part of the Debtor or either Partner made herein or in the Participation Agreement or in any report, certificate, financial or other statement furnished in connection with this Security Agreement, the Lease or the Participation Agreement, or the transactions contemplated therein, shall prove to have been false or misleading in any material respect when made; or

(e) Any claim, lien or charge (other than Permitted Encumbrances and liens, charges and encumbrances which the Lessee is obligated to discharge under Section 9 of the Lease) shall be asserted against or levied or

imposed upon the Equipment which is prior to or on a parity with the security interest granted hereunder, and such claim, lien or charge shall not be discharged or removed within thirty calendar days after written notice from the Secured Party or the holder of any Note to the Debtor and the Lessee demanding the discharge or removal thereof.

(f) Any proceedings shall be commenced by or against the Debtor or either Partner for any relief which includes, or might result in, any modification of the obligations of the Debtor or either Partner hereunder or under the Participation Agreement, under any bankruptcy or insolvency law 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 Debtor or either Partner or under the Participation Agreement), and, if commenced against the Debtor or either Partner, are consented to or are not dismissed within 90 days after such proceedings shall have been commenced.

5.2. Secured Party's Rights. The Debtor agrees that when any Event of Default as defined in Section 5.1 has occurred and is continuing, but subject always to Section 6 hereof, the Secured Party shall have the rights, options, duties and remedies of a secured party, and the Debtor shall have the rights and duties of a debtor, under the Uniform Commercial Code of Illinois (regardless of whether such Code or a law similar thereto has been enacted in a jurisdiction wherein the rights or remedies are asserted) and without limiting the foregoing, the Secured Party may exercise any one or more or all, and in any order, of the remedies hereinafter set forth, it being expressly understood that no remedy herein conferred is intended to be exclusive of any other remedy or remedies, but each and every remedy shall be cumulative and shall be in addition to every other remedy given herein or now or hereafter existing at law or in equity or by statute.

(a) The Secured Party or the holder of any of the Notes may, by notice in writing to the Debtor declare the entire unpaid principal balance of the Notes to be immediately due and payable; and thereupon all such unpaid principal balance, together with all accrued interest thereon, shall be and become immediately due and payable;

(b) Subject always to the rights of the Lessee under the Lease, provided the same is not then in default, the Secured Party personally or by agents or attorneys, shall have the right (subject to compliance with any applicable mandatory legal requirements) to take immediate possession of the Collateral, or any portion thereof, and for that purpose may pursue the same wherever it

may be found, and may enter any of the premises of the Debtor, with or without notice, demand, process of law or legal procedure, if this can be done without breach of the peace, and search for, take possession of, remove, keep and store the same, or use and operate or lease the same until sold;

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

(d) Subject always to the rights of the Lessee under the Lease, provided the same is not then in default, the Secured Party may proceed to protect and enforce this Security Agreement and the Notes by suit or suits or proceedings in equity, at law or in bankruptcy, and whether for the specific performance of any covenant or agreement herein contained or in execution or aid of any power herein granted; or for foreclosure hereunder, or for the appointment of a receiver or receivers for the mortgaged property or any part thereof, or subject to the provisions of Section 6 hereof, for the recovery of judgment for the indebtedness hereby secured or for the enforcement of any other proper, legal or equitable remedy available under applicable law; and

(e) Subject always to the rights of the Lessee under the Lease, provided the same is not then in default, the Secured Party may proceed to exercise all rights, privileges and remedies of the Debtor under the Lease, and may exercise all such rights and remedies either in

the name of the Secured Party or in the name of the Debtor for the use and benefit of the Secured Party.

5.3. Certain Rights of the Debtor on the Occurrence of an Event of Default Under the Lease. Except as hereinafter provided, if an Event of Default under the Lease of which the Secured Party has knowledge shall have occurred and be continuing, the Secured Party shall give the Debtor not less than 10 days' prior written notice of the date (the "Enforcement Date") on which the Secured Party will exercise any remedy or remedies pursuant to Section 5.2 hereof. If an Event of Default under the Lease shall have occurred and be continuing, the Debtor shall have the following rights hereunder:

(a) Right to Cure. In the event of the occurrence of an Event of Default under the Lease arising under Section 14.1(a) or (c) thereof, the Debtor may, prior to the Enforcement Date, pay to the Secured Party an amount equal to any principal and interest (including interest, if any, on overdue payments of principal and interest) then due and payable on the Notes, and take such additional actions as shall cause all such Events of Default to be cured, and so long as all such payments shall remain paid in full when due and such cure or cures shall continue in full force and effect, no Event of Default hereunder shall be deemed to have arisen under Section 5.1(b) hereof; provided, however, that the Debtor may not exercise such right in respect of more than two consecutive Fixed Rental payment defaults or in any event more than a total of four times throughout the term of the Lease.

Except as hereinafter in this Section 5.3(a) provided, the Debtor shall not, by exercising the right to cure any such Event of Default, obtain any lien, charge or encumbrance of any kind on any of the Collateral for or on account of costs or expenses incurred in connection with the exercise of such right nor shall any claims of the Debtor against the Lessee or any other party for the repayment of such costs or expenses impair the prior right and security interest of the Secured Party in and to the Collateral. Upon such payment by the Debtor of the amount of principal and interest then due and payable on the Notes, the Debtor shall be subrogated to the rights of the Secured Party in respect of the Fixed Rental which was overdue at the time of such payment and interest payable by the Lessee on account of its being overdue, and therefore, if no other Event of Default shall have occurred and be continuing and if all principal and interest payments due on the Notes have been paid at the time of receipt by the Secured Party of such Fixed Rental, the Debtor shall be entitled to receive such Fixed Rental and such interest upon receipt thereof by the Secured Party; provided that (i) in the event

the principal and interest on the Notes shall have become due and payable pursuant to Section 5.2(a) hereof, such subrogation shall, until principal of and interest on all Notes shall have been paid in full, be subordinate to the rights of the Secured Party in respect of such payment of Fixed Rental and such interest on such overdue Fixed Rental prior to receipt by the Debtor of any amount pursuant to such subrogation, and (ii) the Debtor shall not be entitled to seek to recover any such payment (or any payment in lieu thereof) except pursuant to the foregoing right of subrogation.

(b) Option to Prepay Notes. If an Event of Default under the Lease shall have occurred and be continuing, whether or not the Debtor shall then have the right to cure an Event of Default under the Lease pursuant to Section 5.3(a) above, the Debtor may at its option prepay the Notes, without premium or penalty, by payment of the entire unpaid principal amount thereof, together with accrued interest thereon to the date of prepayment.

5.4. Acceleration Clause. In case of any sale of the Collateral, or of any part thereof, pursuant to any judgment or decree of any court or otherwise in connection with the enforcement of any of the terms of this Security Agreement, the principal of the Notes, if not previously due, and the interest accrued thereon, shall at once become and be immediately due and payable; also in the case of any such sale, the purchaser or purchasers, for the purpose of making settlement for or payment of the purchase price, shall be entitled to turn in and use the Notes and any claims for interest matured and unpaid thereon, in order that there may be credited as paid on the purchase price the sum apportionable and applicable to the Notes including principal and interest thereof out of the net proceeds of such sale after allowing for the proportion of the total purchase price required to be paid in cash.

5.5. Waiver by Debtor. To the extent permitted by law, the Debtor covenants that it will not at any time insist upon or plead, or in any manner whatever claim or take any benefit or advantage of, any stay or extension law now or at any time hereafter in force, nor claim, take, nor insist upon any benefit or advantage of or from any law now or hereafter in force providing for the valuation or appraisal of the Collateral or any part thereof prior to any sale or sales thereof to be made pursuant to any provision herein contained, or to the decree, judgment or order of any court of competent jurisdiction; nor, after such sale or sales, claim or exercise any right under any statute now or hereafter made or enacted by any state or otherwise to redeem the property so sold or any part thereof, and, to the full extent legally permitted, except as to rights expressly provided herein, hereby expressly waives for itself and on behalf of each and every person, except decree or judgment creditors of the Debtor acquiring any interest in or title to the Collateral or any part thereof subsequent to

the date of this Security Agreement, all benefit and advantage of any such law or laws, and covenants that it will not invoke or utilize any such law or laws or otherwise hinder, delay or impede the execution of any power herein granted and delegated to the Secured Party, but will suffer and permit the execution of every such power as though no such power, law or laws had been made or enacted.

5.6. Effect of Sale. Any sale, whether under any power of sale hereby given or by virtue of judicial proceedings, shall operate to divest all right, title, interest, claim and demand whatsoever, either at law or in equity, of the Debtor in and to the property sold, shall be a perpetual bar, both at law and in equity, against the Debtor, its successors and assigns, and against any and all persons claiming the property sold or any part thereof under, by or through the Debtor, its successors or assigns (subject, however, to the then existing rights, if any, of the Lessee under the Lease).

5.7. Application of Sale Proceeds. The proceeds and/or avails of any sale of the Collateral, or any part thereof, and the proceeds and the avails of any remedy hereunder shall be paid to and applied as follows:

(a) First, to the payment of costs and expenses of foreclosure or suit, if any, and of such sale, and of all proper expenses, liability and advances, including legal expenses and attorneys' fees, incurred or made hereunder by the Secured Party, or the holder or holders of the Notes and of all taxes, assessments or liens superior to the lien of these presents, except any taxes, assessments or other superior lien subject to which said sale may have been made;

(b) Second, to the payment of the holder or holders of the Notes of the amount then owing or unpaid on the Notes for principal, interest and premium, if any; and in case such proceeds shall be insufficient to pay in full the whole amount so due, owing or unpaid upon the Notes, then ratably according to the aggregate of such principal and the accrued and unpaid interest and premium, if any, with application on each Note to be made, first, to the unpaid interest thereon, second, to unpaid premium, if any, thereon, and third, to unpaid principal thereof; such application to be made upon presentation of the several Notes, and the notation thereon of the payment, if partially paid, or the surrender and cancellation thereof, if fully paid; and

(c) Third, to the payment of the surplus, if any, to the Debtor, its successors and assigns, or to whomsoever may be lawfully entitled to receive the same.

5.8. Discontinuance of Remedies. In case the Secured Party shall have proceeded to enforce any right under this Security Agreement by foreclosure, sale, entry or otherwise, and such proceedings shall have been discontinued or abandoned for any reason or shall have been determined adversely, then and in every such case the Debtor, the Secured Party and the holder or holders of the Notes shall be restored to their former positions and rights hereunder with respect to the property subject to the security interest created under this Security Agreement.

5.9. Cumulative Remedies. No delay or omission of the Secured Party or of the holder of any Note to exercise any right or power arising from any default on the part of the Debtor, shall exhaust or impair any such right or power or prevent its exercise during the continuance of such default. No waiver by the Secured Party, or the holder of any Note of any such default, whether such waiver be full or partial, shall extend to or be taken to affect any subsequent default, or to impair the rights resulting therefrom except as may be otherwise provided herein. No remedy hereunder is intended to be exclusive of any other remedy but each and every remedy shall be cumulative and in addition to any and every other remedy given hereunder or otherwise existing; nor shall the giving, taking or enforcement of any other or additional security, collateral or guaranty for the payment of the indebtedness secured under this Security Agreement operate to prejudice, waive or affect the security of this Security Agreement or any rights, powers or remedies hereunder, nor shall the Secured Party or holder of any of the Notes be required to first look to, enforce or exhaust such other or additional security, collateral or guaranties.

SECTION 6. LIMITATIONS OF LIABILITY.

Anything in this Security Agreement, the Participation Agreement, the Notes, the Lease, any certificate, opinion or document of any nature whatsoever to the contrary notwithstanding, neither the Secured Party nor the holder of any Note nor their respective successors or assigns shall have any claim, remedy or right to proceed (at law or in equity) against the Debtor or against the Partners (except as expressly provided in Section 2.2 hereof and Section 2.1 of the Participation Agreement and except in the event that any representation or warranty contained in Section 3.1(a), (b)(i), (d) or (g) of the Participation Agreement proves materially untrue as at the time given) for the payment of any deficiency or any other sum owing on account of the indebtedness evidenced by the Notes or for the payment of any liability resulting from the breach of any representation, agreement or warranty of any nature whatsoever from any source other than the property mortgaged or assigned by the Debtor as security for the Notes; and the Secured Party and the holders of the Notes by acceptance thereof waive and release any personal liability of the Debtor and the Partners (except as expressly provided in Section 2.2 hereof and Section 2.1 of the Participation Agreement and except in the event that any representation or warranty contained in Section 3.1(a),

(b)(1), (d) or (g) of the Participation Agreement proves materially untrue as at the time given) for and on account of such indebtedness or such liability and the Secured Party and the holders of the Notes agree to look solely to the property mortgaged or assigned by the Debtor as security for the Notes for the payment of said indebtedness or the satisfaction of such liability; provided, however, nothing herein contained shall limit, restrict or impair the rights of the Secured Party and the holders of the Notes to accelerate the maturity of the Notes upon a default thereunder, to bring suit and obtain a judgment against the Debtor on the Notes (provided that neither the Debtor nor the Partners shall have any personal liability on any such judgment [except with respect to the obligations of the Partners set forth in Section 2.1(b) of the Participation Agreement] and the satisfaction thereof shall be limited to the property mortgaged or assigned by the Debtor as security for the Notes, including any interest therein of the Debtor or the Partners) or, subject to the terms and conditions of the Lease, to foreclose the lien of this Security Agreement or otherwise realize upon the property mortgaged or assigned by the Debtor as security for the Notes, including the right to proceed against the Lessee under the Lease; and provided, further, that nothing herein contained shall limit the liability of the Debtor or the Partners for their own gross negligence or willful misconduct.

SECTION 7. MISCELLANEOUS.

7.1. Registration and Execution. The Notes shall be registered as to principal and interest and shall be signed on behalf of the Debtor by its General Manager.

7.2. Payment of the Notes. (a) The principal of, and premium, if any, and interest on the Notes shall be payable by wire transfer of immediately available funds, in the case of the original Secured Party, as provided in Section 7.10 or as such Secured Party shall otherwise designate, and in the case of all other holders of the Notes, to such bank or trust company in the continental United States for the account of such holder as the holder shall designate to the Debtor from time to time in writing, and if no such designation is in effect, by check, duly mailed, by first class, postage prepaid, or delivered to such holder at its address appearing on the Register as defined in Section 7.3. All payments so made shall be valid and effectual to satisfy and discharge the liability upon such Note to the extent of the sums so paid. Each holder (or the person for whom such holder is a nominee) by its acceptance of any Note agrees that, before selling, transferring or otherwise disposing of such Note, it will present such Note to the Debtor for transfer and notation as provided in Sections 7.4 and 7.5.

(b) All amounts constituting payment of the installments of rental under the Lease or Casualty Value received by the Secured Party and applied on the Notes pursuant to Section 5 hereof shall be valid and effectual to satisfy and discharge the liability upon such Notes to the extent of the amounts so received and applied.

7.3. The Register. The Debtor will keep at its principal office a register for the registration and transfer of Notes (herein called the "Register"). The names and addresses of the holders of the Notes, the transfers of the Notes and the names and addresses of the transferees of all Notes shall be registered in the Register.

7.4. Transfers and Exchanges of Notes; Lost or Mutilated Notes.

(a) The holder of any Note may transfer such Note upon the surrender thereof at the principal corporate office of the Debtor. Thereupon, the Debtor shall execute in the name of the transferee a new Note or Notes in denominations not less than \$200,000 in aggregate principal amount equal to the unpaid principal amount of the Note so surrendered and deliver such new Note or Notes to the Debtor for delivery to such transferee.

(b) The holder of any Note or Notes may surrender such Note or Notes at the principal office of the Debtor, accompanied by a written request for a new Note or Notes in the same aggregate principal amount as the then unpaid principal amount of the Note or Notes so surrendered and in denominations of \$200,000 or such amount in excess thereof as may be specified in such request. Thereupon, the Debtor shall execute in the name of such holder a new Note or Notes in the denomination or denominations so requested and in the aggregate principal amount equal to the aggregate unpaid principal amount of the Note or Notes so surrendered and deliver such new Note or Notes to such holder.

(c) All Notes presented or surrendered for exchange or transfer shall be accompanied (if so required by the Debtor) by a written instrument or instruments of assignment or transfer, in form satisfactory to the Debtor, duly executed by the registered holder or by its attorney duly authorized in writing. The Debtor shall not be required to make a transfer or an exchange of any Note for a period of ten days preceding any installment payment date with respect thereto.

(d) No notarial act shall be necessary for the transfer or exchange of any Note pursuant to this Section 7.4, and the holder of any Note issued as provided in this Section 7.4 shall be entitled to any and all rights and privileges granted under this Security Agreement to a holder of a Note.

(e) In case any Note shall become mutilated or be destroyed, lost or stolen, the Debtor, upon the written request of the holder thereof, shall execute and deliver a new Note in exchange and substitution for the mutilated Note, or in lieu of and in substitution for the Note

so destroyed, lost or stolen. The applicant for a substituted Note shall furnish to the Debtor such security or indemnity as may be required by the Debtor to save it harmless from all risks, and the applicant shall also furnish to the Debtor evidence to its satisfaction of the mutilation, destruction, loss or theft of the applicant's Note and of the ownership thereof. In case any Note which has matured or is about to mature shall become mutilated or be destroyed, lost or stolen, the Debtor may, instead of issuing a substituted Note, pay or authorize the payment of the same (without surrender thereof except in the case of a mutilated Note), if the applicant for such payment shall furnish to the Debtor such security or indemnity as the Debtor may require to save it harmless, and shall furnish evidence to the satisfaction of the Debtor of the mutilation, destruction, loss or theft of such Note and the ownership thereof. If the Note Purchaser, or its nominee, is the owner of any such lost, stolen or destroyed Note, then the affidavit of the president, vice president, treasurer or assistant treasurer of such Note Purchaser setting forth the fact of loss, theft or destruction and of its ownership of the Note at the time of such loss, theft or destruction shall be accepted as satisfactory evidence thereof and no indemnity shall be required as a condition to execution and delivery of a new Note other than the written agreement of such Note Purchaser to indemnify the Debtor for any claims or action against it (and for its attorney's fees) resulting from the issuance of such new Note or the reappearance of the old Note.

7.5. The New Notes.

(a) Each new Note (herein, in this Section 7.5, called a "New Note") issued pursuant to Section 7.4(a), (b) or (e) in exchange for or in substitution or in lieu of an outstanding Note (herein, in this Section 7.5, called an "Old Note") shall be dated the date of such Old Note. The Debtor shall mark on each New Note (i) the dates to which principal and interest have been paid on such Old Note, (ii) all payments and prepayments of principal previously made on such Old Note which are allocable to such New Note, and (iii) the amount of each installment payment payable on such New Note. Each installment payment payable on such New Note on any date shall bear the same proportion to the installment payment payable on such Old Note on such date as the original principal amount of such New Note bears to the original aggregate principal amount of such Old Note. Interest shall be deemed to have been paid on such New Note to the date on which interest shall have been paid on such Old Note, and all payments and prepayments of principal marked on such New Note, as provided in clause (ii) above, shall be deemed to have been made thereon.

(b) Upon the issuance of a New Note pursuant to Section 7.4(a), (b) or (e), the Debtor may require the payment of a sum to reimburse it for, or to provide it with funds for, the payment of any tax or other governmental charge or any other charges and expenses connected therewith which are paid or payable by the Debtor.

(c) All New Notes issued pursuant to Section 7.4(a), (b) or (e) in exchange for or in substitution or in lieu of Old Notes shall be valid obligations of the Debtor evidencing the same debt as the Old Notes and shall be entitled to the benefits and security of this Security Agreement to the same extent as the Old Notes.

(d) Upon the issuance of any Note pursuant to this Security Agreement, the Debtor shall submit to the Partners a request that the Partners prepare and deliver to the Debtor an amortization schedule with respect to such Note setting forth the amount of the installment payments to be made on such Note after the date of issuance thereof and the unpaid principal balance of such Note after each such installment payment, and upon receipt by the Debtor from the Partners of such schedule, the Debtor shall furnish a copy thereof to the Secured Party. The Secured Party shall deliver, or send by first-class mail, postage prepaid, one copy of the applicable schedule to the holder of such Note at its address set forth in the Register.

7.6. Cancellation of Notes. All Notes surrendered for the purpose of payment, redemption, transfer or exchange shall be delivered to the Debtor for cancellation or, if surrendered to the Debtor, shall be cancelled by it, and no Notes shall be issued in lieu thereof except as expressly required or permitted by any of the provisions of this Security Agreement.

7.7. Registered Owner. The person in whose name any Note shall be registered shall be deemed and treated as the owner thereof for all purposes of this Security Agreement and the Debtor shall not be affected by any notice to the contrary. Payment of or on account of the principal of, premium, if any, and interest on such Note shall be made only to or upon the order in writing of such registered owner. For the purpose of any request, direction or consent hereunder, the Debtor may deem and treat the registered owner of any Note as the owner thereof without production of such Note.

7.8. Successors and Assigns. Whenever any of the parties hereto is referred to, such reference shall be deemed to include the successors and assigns of such party; and all the covenants, promises and agreements in this Security Agreement contained by or on behalf of the Debtor or by or on behalf of the Secured Party, shall bind and inure to the benefit of the respective successors and assigns of such parties whether so expressed or not.

7.9. Partial Invalidity. The unenforceability or invalidity of any provision or provisions of this Security Agreement shall not render any other provision herein contained unenforceable or invalid, provided that nothing contained in this Section 7.9 shall be construed to be in derogation of any rights or immunities of the Debtor in its individual capacity or the Partners under Section 6 hereof, or to amend or modify any limitations or restrictions of the Secured Party or the holder of any Note or their respective successors or assigns under said Section 6.

7.10. Communications. All communications provided for herein shall be in writing and shall be deemed to have been given (unless otherwise required by the specific provisions hereof in respect of any matter) when delivered personally or when deposited in the United States mail, registered, postage prepaid, addressed as follows:

If to the Debtor: Valley Bankers Leasing 81-1
Partnership, an Arizona general
partnership
c/o Valley Bank Leasing, Inc.
234 North Central Avenue, Suite 522
Phoenix, Arizona 85004
Attention: Vice President and
General Manager

(with a copy of such notice,
report or document to each of
the Partners and:
GATX Leasing Corporation ["GATX"]
One Embarcadero Center
Suite 2601
San Francisco, California 94111
Attention: Contracts
Administration)

If to the Partners: Valley Bank Leasing, Inc.
234 North Central Avenue, Suite 522
Phoenix, Arizona 85001
Attention: Vice President and
General Manager

Bankers Commercial Corporation
350 California Street, 6th Floor
San Francisco, California 94104
Attention: Vice President & Manager
Equipment Leasing
Department

(with a copy of such notice,
report or document to GATX)

If to the Secured
Party:

Modern Woodmen of America
Mississippi River at 17th Street
Rock Island, Illinois 61201
Attention: Investment Department

All notices and communications to be
addressed as above, but all payments
to be made as follows:

By check mailed sufficiently in
advance to insure immediately
available funds on the date such
payment is due (identifying each
payment as to issuer, security
and principal or interest) to:

Harris Trust and Savings Bank
P. O. Box 95304
111 West Monroe Street
Chicago, Illinois 60694

for the account of
Modern Woodmen of America
Account No. 347 904 5

If to another
holder of Notes:

At its address for notices set
forth in the Register

or to any such party at such other address as such party may
designate by notice duly given in accordance with this Section to
the other parties.

7.11. Amendments. This Security Agreement may, from
time to time and at any time, be amended or supplemented by an
instrument or instruments in writing executed by the parties hereto.

7.12. Release. The Secured Party shall release this
Security Agreement and the security interest granted hereby by
proper instrument or instruments upon presentation of satisfactory
evidence that all indebtedness secured hereby has been fully paid
or discharged.

7.13. Governing Law. This Security Agreement and the
Notes shall be construed in accordance with and governed by the
laws of the State of Illinois; provided, however, that the
Secured Party shall be entitled to all the rights conferred by any
applicable Federal statute, rule or regulation.

7.14. Counterparts. This Security Agreement may be
executed, acknowledged and delivered in any number of counterparts,
each of such counterparts constituting an original but all together
only one Security Agreement.

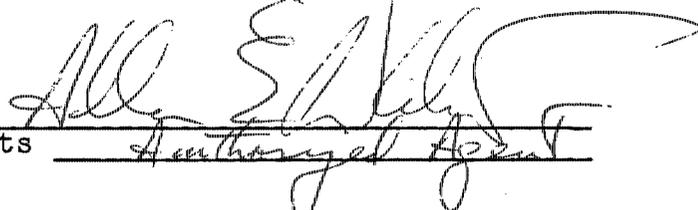
7.15. Headings. The Table of Contents and any headings or captions preceding the text of the several sections hereof are intended solely for convenience of reference and shall not constitute a part of this Security Agreement nor shall they affect its meaning, construction or effect.

IN WITNESS WHEREOF, the Debtor has caused this Security Agreement to be executed, as of the day and year first above written.

VALLEY BANKERS LEASING 81-1
PARTNERSHIP, an Arizona general
partnership acting pursuant to a
Partnership Agreement dated as of
December 31, 1980 between Valley
Bank Leasing, Inc. and Bankers
Commercial Corporation

By

Its


Authorized Agent

STATE OF ARIZONA)
COUNTY OF Maricopa) SS

On this 26th day of January, 1981, before me personally appeared Allen C. Wilson, to me personally known, who being by me duly sworn, says that he is a Authorized Agent of Valley Bankers Leasing 81-1 Partnership, an Arizona general partnership; that said instrument was signed and sealed on behalf of said general partnership by authority of its Partners; and he acknowledged that the execution of the foregoing instrument was the free act and deed of said general partnership.

Nora Sheets
Notary Public

(SEAL)

My commission expires:

My Commission Expires Sept. 21, 1984

AMORTIZATION SCHEDULE FOR SERIES A NOTES

(Payments Required Per \$1,000,000 Principal Amount
of 15.625% Secured Notes, Series A, Issued by Debtor)

<u>Number of Installment</u>	<u>Total Payment</u>	<u>Portion Allocated to Principal</u>	<u>Portion Allocated to Interest</u>	<u>Principal Balance</u>
1	\$ 84,652.81	\$ 6,527.81	\$ 78,125.00	\$993,472.19
2	84,652.81	7,037.79	77,615.02	986,434.40
3	84,652.81	7,587.62	77,065.19	978,846.78
4	84,652.81	8,180.40	76,472.41	970,666.38
5	84,652.81	8,819.50	75,833.31	961,846.88
6	84,652.81	9,508.52	75,144.29	952,338.36
7	84,652.81	10,251.37	74,401.44	942,086.99
8	84,652.81	11,052.26	73,600.55	931,034.73
9	84,652.81	11,915.72	72,737.09	919,119.01
10	84,652.81	12,846.64	71,806.17	906,272.37
11	84,652.81	13,850.28	70,802.53	892,422.09
12	84,652.81	14,932.33	69,720.48	877,489.76
13	84,652.81	16,098.92	68,553.89	861,390.84
14	84,652.81	17,356.65	67,296.16	844,034.19
15	84,652.81	18,712.64	65,940.17	825,321.55
16	84,652.81	20,174.56	64,478.25	805,146.99
17	84,652.81	21,750.70	62,902.11	783,396.29
18	84,652.81	23,449.97	61,202.84	759,946.32
19	103,464.52	44,093.71	59,370.81	715,852.61
20	103,464.52	47,538.53	55,925.99	668,314.08
21	103,464.52	51,252.48	52,212.04	617,061.60
22	71,267.79	23,059.85	48,207.94	594,001.75
23	71,267.79	24,861.40	46,406.39	569,140.35
24	71,267.79	26,803.70	44,464.09	542,336.65
25	71,267.79	28,897.74	42,370.05	513,438.91
26	71,267.79	31,155.38	40,112.41	482,283.53
27	71,267.79	33,589.39	37,678.40	448,694.14
28	71,267.79	36,213.56	35,054.23	412,480.58
29	71,267.79	39,042.75	32,225.04	373,437.83
30	71,267.79	42,092.96	29,174.83	331,344.87
31	71,267.79	45,381.47	25,886.32	285,963.40
32	71,267.79	48,926.90	22,340.89	237,036.50
33	71,267.79	52,749.32	18,518.47	184,287.18
34	71,267.79	56,870.36	14,397.43	127,416.82
35	71,267.79	61,313.35	9,954.44	66,103.47
36	71,267.80	66,103.47	5,164.33	.00
TOTALS	<u>\$3,035,973.51</u>	<u>\$1,000,000.00</u>	<u>\$2,035,973.51</u>	

AMORTIZATION SCHEDULE FOR SERIES B NOTES

(Payments Required Per \$1,000,000 Principal Amount
of 15.625% Secured Notes, Series B, Issued by Debtor)

<u>Number of Installment</u>	<u>Total Payment</u>	<u>Portion Allocated to Principal</u>	<u>Portion Allocated to Interest</u>	<u>Principal Balance</u>
1	84,140.55	6,015.55	78,125.00	993,984.46
2	84,140.55	6,485.51	77,655.04	987,498.95
3	84,140.55	6,992.20	77,148.35	980,506.75
4	84,140.55	7,538.46	76,602.09	972,968.29
5	84,140.55	8,127.40	76,013.15	964,840.89
6	84,140.55	8,762.36	75,378.19	956,078.53
7	84,140.55	9,446.92	74,693.63	946,631.61
8	84,140.55	10,184.96	73,955.59	936,446.65
9	84,140.55	10,980.66	73,159.89	925,465.99
10	84,140.55	11,838.52	72,302.03	913,627.47
11	84,140.55	12,763.41	71,377.14	900,864.06
12	84,140.55	13,760.55	70,380.00	887,103.51
13	84,140.55	14,835.59	69,304.96	872,267.92
14	84,140.55	15,994.62	68,145.93	856,273.30
15	84,140.55	17,244.20	66,896.35	839,029.10
16	84,140.55	18,591.40	65,549.15	820,437.70
17	84,140.55	20,043.86	64,096.69	800,393.84
18	84,140.55	21,609.78	62,530.77	778,784.06
19	102,838.43	41,995.93	60,842.50	736,788.13
20	102,838.43	45,276.86	57,561.57	691,511.27
21	102,838.43	48,814.12	54,024.31	642,697.15
22	74,228.57	24,017.86	50,210.71	618,679.29
23	74,228.57	25,894.25	48,334.32	592,785.04
24	74,228.57	27,917.24	46,311.33	564,867.80
25	74,228.57	30,098.28	44,130.29	534,769.52
26	74,228.57	32,449.71	41,778.86	502,319.81
27	74,228.57	34,984.84	39,243.73	467,334.97
28	74,228.57	37,718.03	36,510.54	429,616.94
29	74,228.57	40,664.75	33,563.82	388,952.19
30	74,228.57	43,841.69	30,386.88	345,110.50
31	74,228.57	47,266.82	26,961.75	297,843.68
32	74,228.57	50,959.54	23,269.03	246,884.14
33	74,228.57	54,940.75	19,287.82	191,943.39
34	74,228.57	59,233.00	14,995.57	132,710.39
35	74,228.57	63,860.58	10,367.99	68,849.81
36	74,228.69	68,849.81	5,378.88	.00
TOTALS	<u>\$2,969,459.97</u>	<u>\$1,000,000.01</u>	<u>\$1,969,459.96</u>	

DESCRIPTION OF EQUIPMENT

<u>Number of Items</u>	<u>Description</u>	<u>Identifying Mark and Numbers (Both Inclusive)</u>
57	Fifty-Seven 100-ton roller bearing, DOT111-A100-W-1 16,000 gallon capacity tank cars	BFGX 7050 through BFGX 7099, both inclusive and BFGX 7101 to BFGX 7107, both inclusive

VALLEY BANKERS LEASING 81-1 PARTNERSHIP,
an Arizona general partnership acting pursuant to a
Partnership Agreement dated as of December 31, 1980 between
Valley Bank Leasing, Inc. and Bankers Commercial Corporation

15.625% SECURED NOTE, SERIES A

No.

\$

, 19

FOR VALUE RECEIVED, the undersigned, VALLEY BANKERS LEASING 81-1 PARTNERSHIP, an Arizona general partnership (the "Borrower"), acting pursuant to a Partnership Agreement dated as of December 31, 1980 between Valley Bank Leasing, Inc. and Bankers Commercial Corporation (collectively, the "Partners") promises to pay to

or registered assigns,
the principal sum of

DOLLARS (\$))

together with interest from the date hereof until maturity at the rate of 15.625% per annum (computed on the basis of a 360-day year of twelve consecutive 30-day months) on the unpaid principal hereof, in installments as follows:

(i) One (1) installment of all accrued and unpaid interest in the amount of \$ _____ for the period from and including the date of this Note to but not including January 1, 1982 payable on January 1, 1982; followed by

(ii) Eighteen (18) equal semiannual installments, including both principal and interest, each in the amount of \$ _____, payable on July 1, 1982 and on the first day of each January and July thereafter to and including January 1, 1991; followed by

(iii) Three (3) equal semiannual installments, including both principal and interest, each in the amount of \$ _____, payable on July 1, 1991, January 1, 1992 and July 1, 1992; followed by

(iv) Fourteen (14) equal semiannual installments, including both principal and interest, each in the amount of \$ _____, payable on January 1, 1993 and on the first day of each July and January thereafter to and including July 1, 1999; followed by

EXHIBIT A
(to Security Agreement)

(v) A final installment on January 1, 2000 in the amount equal to the entire principal and interest remaining unpaid hereunder as of said date;

and to pay interest on overdue principal and on overdue interest at the rate of 16.625% per annum (or the lawful rate, whichever is less) after maturity, whether by acceleration or otherwise, until paid. Both the principal hereof and interest hereon are payable to the registered holder hereof in coin or currency of the United States of America which at the time of payment shall be legal tender for the payment of public and private debts. Installments of interest on this Note may be paid up to five days in advance of their due date. If any of the payment dates in respect of this Note is not a business day, the payment otherwise payable on such date shall be payable on the next succeeding business day. The term "business day" means calendar days, excluding Saturdays, Sundays and holidays on which banks in the State of Ohio are authorized or required to close.

This Note is one of the 15.625% Secured Notes, Series A, of the Borrower (the "Series A Notes") issued under and pursuant to the Participation Agreement dated as of January 5, 1981 among the Borrower, The B. F. Goodrich Company (the "Lessee"), the Partners and Modern Woodmen of America (the "Secured Party"). The Series A Notes together with the Series B Notes referred to in the Participation Agreement are hereinafter collectively referred to as the "Notes". The Participation Agreement provides that the aggregate principal amount of the Notes shall not exceed \$2,426,000. The Notes are also issued under and equally and ratably with said other Notes secured by that certain Security Agreement dated as of January 5, 1981 (the "Security Agreement") from the Borrower to the Secured Party. Reference is made to the Security Agreement and all supplements and amendments thereto executed pursuant to the Security Agreement for a description of the collateral, the nature and extent of the security and rights of the Secured Party, the holder or holders of the Notes and of the Borrower in respect thereof.

Certain prepayments are required to be made on this Note and any other Notes outstanding under the Security Agreement. The Borrower agrees to make the required prepayments on the Notes in accordance with the provisions of the Security Agreement.

The terms and provisions of the Security Agreement and the rights and obligations of the Secured Party and the rights of the holders of the Notes may be changed and modified to the extent permitted by and as provided in the Security Agreement.

This Note is a registered Note and is transferable only by surrender thereof at the principal office of the Secured Party, duly endorsed or accompanied by a written instrument of transfer, duly executed by the registered holder of this Note or his attorney duly authorized in writing.

This Note and the Security Agreement are governed by and construed in accordance with the laws of the State of Illinois.

Anything in this Note, the Partnership Agreement, the Security Agreement, the Equipment Lease dated as of January 5, 1981 between the Borrower and the Lessee, any certificate, opinion or document of any nature whatsoever to the contrary notwithstanding, neither the Secured Party nor any holder hereof nor their respective successors or assigns shall have any claim, remedy or right to proceed (at law or in equity) against the Borrower or the Partners (except as expressly provided in Section 2.2 of the Security Agreement and Section 2.1 of the Participation Agreement and except in the event that any representations or warranties contained in Section 3.1(a), (b)(i), (d) or (g) of the Participation Agreement prove materially untrue as at the time given) for the payment of any deficiency or any other sum owing on account of the indebtedness evidenced by this Note or for the payment of any liability resulting from the breach of any representation, agreement or warranty of any nature whatsoever, from any source other than the collateral described in the Security Agreement; and the Secured Party and the holder of this Note by its acceptance hereof waive and release any personal liability of the Borrower and the Partners (except as expressly provided in Section 2.2 of the Security Agreement and Section 2.1 of the Participation Agreement and except in the event that any representations or warranties contained in Section 3.1(a), (b)(i), (d) or (g) of the Participation Agreement prove materially untrue as at the time given) the Secured Party and the holder of this Note agree to look solely to the collateral described in the Security Agreement, including the sums due and to become due under the Lease, for the payment of said indebtedness or the satisfaction of such liability; provided, however, nothing herein contained shall limit, restrict or impair the rights of the Secured Party and the holder hereof to accelerate the maturity of the Notes upon a default under the Security Agreement; to bring suit and obtain a judgment against the Borrower on the Notes (provided that neither the Borrower nor the Partners shall have any personal liability on any such judgment [except with respect to the obligations of the Partners set forth in Section 2.1(b) of the Participation Agreement] and the satisfaction thereof shall be limited to the collateral described in the Security Agreement, and the sums due and to become due under the Lease, including any interest therein of the Borrower or the Partners), or, subject to the terms and conditions of the Lease, to foreclose the lien of the Security Agreement or otherwise realize upon the collateral described in the Security Agreement including the right to proceed against the Lessee under the Lease; and provided, further, that nothing herein contained shall limit the liability of the Borrower or the Partners for their own gross negligence and willful misconduct.

IN WITNESS WHEREOF, the Borrower has caused this Note to be duly executed.

VALLEY BANKERS LEASING 81-1
PARTNERSHIP, an Arizona general
partnership acting pursuant to a
Partnership Agreement dated as of
December 31, 1980 between Valley
Bank Leasing, Inc. and Bankers
Commercial Corporation

By _____

NOTICE

THIS NOTE HAS NOT BEEN REGISTERED PURSUANT TO THE
SECURITIES ACT OF 1933 OR UNDER THE SECURITIES
LAWS OF ANY STATE. THE NOTE MAY NOT BE OFFERED
OR SOLD UNLESS IT IS REGISTERED UNDER THE
APPLICABLE SECURITIES LAWS OR UNLESS AN EXEMPTION
FROM SUCH REGISTRATION IS AVAILABLE.

VALLEY BANKERS LEASING 81-1 PARTNERSHIP,
an Arizona general partnership acting pursuant to a
Partnership Agreement dated as of December 31, 1980 between
Valley Bank Leasing, Inc. and Bankers Commercial Corporation

15.625% SECURED NOTE, SERIES B

No.

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, 19

FOR VALUE RECEIVED, the undersigned, VALLEY BANKERS LEASING 81-1 PARTNERSHIP, an Arizona general partnership (the "Borrower"), acting pursuant to a Partnership Agreement dated as of December 31, 1980 between Valley Bank Leasing, Inc. and Bankers Commercial Corporation (collectively, the "Partners") promises to pay to

or registered assigns,
the principal sum of

DOLLARS (\$))

together with interest from the date hereof until maturity at the rate of 15.625% per annum (computed on the basis of a 360-day year of twelve consecutive 30-day months) on the unpaid principal hereof, in installments as follows:

(i) One (1) installment of all accrued and unpaid interest in the amount of \$ _____ for the period from and including the date of this Note to but not including January 1, 1982 payable on January 1, 1982; followed by

(ii) Eighteen (18) equal semiannual installments, including both principal and interest, each in the amount of \$ _____, payable on July 1, 1982 and on the first day of each January and July thereafter to and including January 1, 1991; followed by

(iii) Three (3) equal semiannual installments, including both principal and interest, each in the amount of \$ _____, payable on July 1, 1991, January 1, 1992 and July 1, 1992; followed by

(iv) Fourteen (14) equal semiannual installments, including both principal and interest, each in the amount of \$ _____, payable on January 1, 1993 and on the first day of each July and January thereafter to and including July 1, 1999; followed by

(v) A final installment on January 1, 2000 in the amount equal to the entire principal and interest remaining unpaid hereunder as of said date;

and to pay interest on overdue principal and on overdue interest at the rate of 16.625% per annum (or the lawful rate, whichever is less) after maturity, whether by acceleration or otherwise, until paid. Both the principal hereof and interest hereon are payable to the registered holder hereof in coin or currency of the United States of America which at the time of payment shall be legal tender for the payment of public and private debts. Installments of interest on this Note may be paid up to five days in advance of their due date. If any of the payment dates in respect of this Note is not a business day, the payment otherwise payable on such date shall be payable on the next succeeding business day. The term "business day" means calendar days, excluding Saturdays, Sundays and holidays on which banks in the State of Ohio are authorized or required to close.

This Note is one of the 15.625% Secured Notes, Series B, of the Borrower (the "Series B Notes") issued under and pursuant to the Participation Agreement dated as of January 5, 1981 among the Borrower, The B. F. Goodrich Company (the "Lessee"), the Partners and Modern Woodmen of America (the "Secured Party"). The Series A Notes together with the Series B Notes referred to in the Participation Agreement are hereinafter collectively referred to as the "Notes". The Participation Agreement provides that the aggregate principal amount of the Notes shall not exceed \$2,426,000. The Notes are also issued under and equally and ratably with said other Notes secured by that certain Security Agreement dated as of January 5, 1981 (the "Security Agreement") from the Borrower to the Secured Party. Reference is made to the Security Agreement and all supplements and amendments thereto executed pursuant to the Security Agreement for a description of the collateral, the nature and extent of the security and rights of the Secured Party, the holder or holders of the Notes and of the Borrower in respect thereof.

Certain prepayments are required to be made on this Note and any other Notes outstanding under the Security Agreement. The Borrower agrees to make the required prepayments on the Notes in accordance with the provisions of the Security Agreement.

The terms and provisions of the Security Agreement and the rights and obligations of the Secured Party and the rights of the holders of the Notes may be changed and modified to the extent permitted by and as provided in the Security Agreement.

This Note is a registered Note and is transferable only by surrender thereof at the principal office of the Secured Party, duly endorsed or accompanied by a written instrument of transfer, duly executed by the registered holder of this Note or his attorney duly authorized in writing.

This Note and the Security Agreement are governed by and construed in accordance with the laws of the State of Illinois.

Anything in this Note, the Partnership Agreement, the Security Agreement, the Equipment Lease dated as of January 5, 1981 between the Borrower and the Lessee, any certificate, opinion or document of any nature whatsoever to the contrary notwithstanding,

neither the Secured Party nor any holder hereof nor their respective successors or assigns shall have any claim, remedy or right to proceed (at law or in equity) against the Borrower or the Partners (except as expressly provided in Section 2.2 of the Security Agreement and Section 2.1 of the Participation Agreement and except in the event that any representations or warranties contained in Section 3.1(a), (b)(1), (d) or (g) of the Participation Agreement prove materially untrue as at the time given) for the payment of any deficiency or any other sum owing on account of the indebtedness evidenced by this Note or for the payment of any liability resulting from the breach of any representation, agreement or warranty of any nature whatsoever, from any source other than the collateral described in the Security Agreement; and the Secured Party and the holder of this Note by its acceptance hereof waive and release any personal liability of the Borrower and the Partners (except as expressly provided in Section 2.2 of the Security Agreement and Section 2.1 of the Participation Agreement and except in the event that any representations or warranties contained in Section 3.1(a), (b)(1), (d) or (g) of the Participation Agreement prove materially untrue as at the time given) the Secured Party and the holder of this Note agree to look solely to the collateral described in the Security Agreement, including the sums due and to become due under the Lease, for the payment of said indebtedness or the satisfaction of such liability; provided, however, nothing herein contained shall limit, restrict or impair the rights of the Secured Party and the holder hereof to accelerate the maturity of the Notes upon a default under the Security Agreement; to bring suit and obtain a judgment against the Borrower on the Notes (provided that neither the Borrower nor the Partners shall have any personal liability on any such judgment [except with respect to the obligations of the Partners set forth in Section 2.1(b) of the Participation Agreement] and the satisfaction thereof shall be limited to the collateral described in the Security Agreement, and the sums due and to become due under the Lease, including any interest therein of the Borrower or the Partners), or, subject to the terms and conditions of the Lease, to foreclose the lien of the Security Agreement or otherwise realize upon the collateral described in the Security Agreement including the right to proceed against the Lessee under the Lease; and provided, further, that nothing herein contained shall limit the liability of the Borrower or the Partners for their own gross negligence and willful misconduct.

IN WITNESS WHEREOF, the Borrower has caused this Note to be duly executed.

VALLEY BANKERS LEASING 81-1
PARTNERSHIP, an Arizona general partnership acting pursuant to a Partnership Agreement dated as of December 31, 1980 between Valley Bank Leasing, Inc. and Bankers Commercial Corporation

By _____

NOTICE

THIS NOTE HAS NOT BEEN REGISTERED PURSUANT TO THE SECURITIES ACT OF 1933 OR UNDER THE SECURITIES LAWS OF ANY STATE. THE NOTE MAY NOT BE OFFERED OR SOLD UNLESS IT IS REGISTERED UNDER THE APPLICABLE SECURITIES LAWS OR UNLESS AN EXEMPTION FROM SUCH REGISTRATION IS AVAILABLE.