

# St. Louis County Bank

8000 FORSYTH • CLAYTON, MISSOURI 63105 • 314-726-2255

RECORDATION NO. 11589 Filed 1425  
MAR 18 1980 - 2 35 PM  
INTERSTATE COMMERCE COMMISSION  
U.S. DEPARTMENT OF TRANSPORTATION

March 12, 1980

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

No. 0-078A057

Date MAR 18 1980

Fee \$ 50.00

ICC Washington, D. C.

Gentlemen:

Enclosed please find original and two certified copies of the Security Agreement covering four (4) 70-ton box cars in conjunction with a loan we have consummated with Daniel J. Brennan and Carole F. Brennan. Please file the Security Agreement, returning the original to me using the envelope provided. Also enclosed please find our check in the amount of \$50.00 to cover the filing charges incurred.

If you have any questions or require anything further, please do not hesitate to contact me.

Very truly yours,



Stuart M. Ladd  
Assistant Vice President

SML:cb  
Enclosures

Registered Mail - Return Receipt Requested

RECEIVED  
MAR 18 2 14 PM '80  
I.C.C.  
FEE OPERATION BR.

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

3/18/80

OFFICE OF THE SECRETARY

**Stuart M. Ladd**  
**Assistant Vice President**  
**St. Louis County Bank**  
**8000 Forsyth**  
**Clayton, Missouri 63105**

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 3//18/80 . at . /2:25pm , and assigned re-  
recording number(s). 11589

Sincerely yours,

  
James L. Mergonovich  
Secretary

Enclosure(s)

11589

RECORDATION NO. .... Filed 1425

MAR 18 1980 -2 25 PM

SECURITY AGREEMENT INTERSTATE COMMERCE COMMISSION  
(personal property leases and inventory subject thereto)

For and in consideration of any loan or advance made by ST. LOUIS COUNTY BANK (the "Bank") to Daniel J. Brennan, M. D. and Carole F. Brennan, his wife, (the "Borrower"), including extensions or renewals of any such loan or advance, and any and all other liabilities of the Borrower to the Bank, direct or indirect, absolute or contingent, due or to become due, now existing or hereafter arising, (all of which together with any note or other evidence thereof are herein called the "Obligations"), the Borrower hereby agrees as follows:

1. As security for payment of the Obligations, the Borrower hereby assigns to the Bank, and grants the Bank a continuing security interest in, the following described property (herein sometimes collectively referred to as the "Collateral"):

(a) The goods listed and described in Schedule A attached hereto and made a part hereof, including all accessories, parts and equipment now or hereafter affixed or appertaining thereto and all substitutions or replacements for any such goods, (the "Goods").

(b) The lease agreements listed and described in Schedule A hereto and all other leases, options, sale contracts and other agreements now or hereafter pertaining to the Goods or any item thereof, together with any renewals, extensions or modifications thereof or amendments thereto, (the "Leases"), including all rents and other sums payable thereunder and all rights, powers, privileges and remedies of the Borrower thereunder.

(c) All cash and non-cash proceeds of the foregoing, immediate and remote.

2. The Bank does not by this Agreement or otherwise assume any of the obligations of the Borrower under the Leases and shall not be responsible in any way for the performance by the Borrower of any of the covenants, terms or conditions thereof, any other undertaking or liability of the Borrower or any express or implied warranty concerning the Goods.

3. The Borrower hereby warrants, covenants and agrees that: (i) if any of the Goods are being acquired with the proceeds of any loan to be made by the Bank, such proceeds may be disbursed by the Bank directly to the seller of such Goods; (ii) all agreements, amendments and other documents evidencing the Leases as they presently exist have been or forthwith will be delivered to the Bank (iii) its records concerning the Collateral, including all records concerning the Leases, will be kept at its principal place of business specified at the end of this Agreement; (iv) it has, or forthwith will acquire, full title to the Goods, and will at all times keep the Collateral free of all liens and claims whatsoever other than the security interest hereunder and rights of

I acknowledge this to be a true copy of the original Security Agreement executed by Daniel J. Brennan, M.D. and Carole F. Brennan on October 2, 1979.

*Carol S. Bottini*

Notary Public

CAROL S. BOTTINI  
NOTARY PUBLIC, STATE OF MISSOURI  
MY COMMISSION EXPIRES DEC. 19, 1982  
ST. LOUIS COUNTY



the lessees under the Leases; (v) no financing statement (other than any which may have been filed on behalf of the Bank) covering any of the Collateral is on file in any public office and it will from time to time, on request of the Bank, execute such financing statements and other documents and do such other acts and things as the Bank may deem necessary to establish and maintain a valid and perfected first priority security interest in the Collateral, including, without limitation, the execution of applications for certificates of ownership or title on motor vehicles naming the Bank as first lien holder and/or the delivery of such certificates to the Bank; (vi) it will reimburse the Bank for all costs incident to perfecting and keeping perfected the security interest granted hereby, including filing and recording fees, fees for obtaining and transferring certificates of title, and all taxes and legal and clerical expenses paid or incurred by the Bank in connection with any of the foregoing; (vii) it has not received any payment of rents or any other sum payable under the leases more than one month in advance of the due date thereof and will not accept any such payment without concurrently applying the monies so received in reduction of the Obligations; (viii) it will keep, or will cause the lessees under the Leases to keep, the Goods in first class order, repair and operating condition, and will not use or permit the use of the Goods in violation of any statute, ordinance or insurance policy; (ix) it will pay, or cause the lessees under the Leases to pay, promptly when due all taxes, fees and assessments on the Collateral or for its use or operation, or upon this Agreement or any note secured hereby or the perfection of any lien hereunder; (x) it will at all times keep the Goods insured against loss, damage, theft or other risks (including in the case of motor vehicles collision and comprehensive additional coverages, and, to the extent not included therein, fire and extended coverage), and, if the Bank so requests, maintain or cause to be maintained liability insurance in respect of the Goods, in such amounts and companies and under such policies in such form, all as shall be satisfactory to the Bank, which policies (except policies of liability insurance) shall provide that loss thereunder shall be payable to the Bank as its interest may appear and shall provide for ten days minimum written notice of cancellation to the Bank, and such policies or certificates therefor shall be deposited with the Bank; (xi) it will not permit anything to be done that might impair, or fail to do anything necessary to preserve, the value of the Collateral or any insurance coverage on the Goods; and (xii) it will upon demand furnish to the Bank such information concerning its business and financial affairs and the Collateral as the Bank may reasonably request, and will maintain adequate books and records concerning the same, including records of all payments under the Leases, and permit the Bank to inspect the Collateral and inspect or copy the books and records so maintained at any reasonable time.

4. The Borrower will not sell, transfer or otherwise dispose of any item of the Goods or grant or enter into any option or contract for such purpose, nor will it enter into any future Lease or consent to or enter into any renewal, extension or termination or other amendment or modification of any

present or future lease, except pursuant to transactions in the ordinary course of its business reasonably calculated to maintain the ratio of the value of the Collateral to the amount of the Obligations as then existing (giving effect to changes in the constitution of the Collateral and reductions in the Obligations resulting from such transactions), and the Borrower will immediately (i) notify the Bank in writing of all such transactions; (ii) deposit with the Bank for application to the Obligations all proceeds of any such disposition of Goods for cash or its equivalent; (iii) cause the Bank's security interest to be perfected in all proceeds of any such disposition of Goods consisting of instruments, chattel paper or other evidences of debt or motor vehicles for which such Goods are traded or exchanged by delivery of such evidences of debt to the Bank or notation of its lien on the certificates of title for such motor vehicles; and (iv) deposit with the Bank all agreements, amendments and other documents hereafter entered into evidencing the Leases as they from time to time exist.

5. Until otherwise notified by the Bank, the Borrower will take all actions necessary to enforce the Leases and collect rents and other sums due thereon together with the proceeds of any insurance on the Goods, provided that all proceeds of insurance payable on account of loss of or damage to the Goods shall (to the extent the Bank has not been named as loss payee and received such proceeds directly) be held in trust for the Bank and shall be applied, at the Bank's option, either to the repair or replacement of the Goods affected thereby or to reduction of the Obligations. If the Bank shall so request, the Borrower will cause all remittances on account of rents and other sums due on the Leases to be mailed to a post office lock box established by the Borrower and the Bank to which the Bank shall have exclusive access, for the purpose of assuming that all such remittances are deposited at the Bank. In further exercise of its rights in respect of the Collateral, the Bank, in its own or the Borrower's name, and at any time following the occurrence of a Default, without notice and at Borrower's expense, may, but shall not be obligated to: (i) notify any obligor or account debtor on the Leases to make payment directly to the Bank (and in lieu thereof the Borrower agrees to itself give any such notice upon request of the Bank) (ii) collect by legal proceedings or otherwise and endorse, receive and receipt for all rents and other sums payable on the Leases; (iii) enter into any extension, modification or renewal or other agreement pertaining to the Leases; and (iv) enter into any compromise or settlement, or take any other action it deems advisable in respect of the Leases and otherwise exercise all rights, powers, privileges and remedies that it would have were it the owner of the same.

6. The Bank may from time to time, at its option, perform any agreement of the Borrower hereunder which the Borrower shall fail to perform and take any other action which the Bank deems necessary for the maintenance or preservation of the Collateral or its interest therein (including, without

limitation, the discharge of taxes or liens of any kind against the Collateral or the procurement of insurance), and the Borrower agrees to forthwith reimburse the Bank for all expenses of the Bank in connection with the foregoing, together with interest thereon at the rate of 18 % per annum from the date incurred until reimbursed by the Borrower. The Bank may for such purposes act in its own name or that of the Borrower and may also so act for the purpose of adjusting, settling or cancelling any policy of insurance on the Goods or endorsing any draft received in connection therewith, for all of which purposes the Borrower hereby grants to any officer of the Bank its power of attorney, irrevocable so long as any of the Obligations shall be outstanding.

7. The occurrence of any of the following events or conditions shall constitute a Default (as such term is used herein): (a) non-payment, when due, of any amount payable on any of the Obligations or failure to perform any covenant or agreement of the Borrower contained or referred to herein or in any schedule or exhibit attached hereto or otherwise made a part hereof; (b) if any statement, representation or warranty of the Borrower herein or in any other writing at any time furnished by the Borrower to the Bank is untrue in any material respect as of the date made; (c) if any Obligor (which term, as used herein, shall mean the Borrower and each other party primarily or secondarily liable on any of the Obligations) becomes insolvent or unable to pay debts as they mature or makes an assignment for the benefit of creditors, or any proceeding is instituted by or against any Obligor alleging that such Obligor is insolvent or unable to pay debts as they mature; (d) death of any Obligor who is a natural person, or of any partner of any Obligor which is a partnership; (e) dissolution, termination of existence or operations, merger or consolidation, or transfer (other than in the ordinary course of its business) of a substantial part of the property of any Obligor which is a corporation or partnership; (f) any event which results in acceleration of the maturity of any indebtedness of the Borrower to any other creditor under any note, indenture, agreement or undertaking; or (g) if the Bank for reasonable cause of any nature deems itself to be insecure. Upon the occurrence of a Default and at any time thereafter, all notes evidencing Obligations and all other Obligations may (notwithstanding any provisions thereof), at the option of the Bank, and without demand or notice of any kind, be declared, and thereupon immediately shall become, due and payable, and the Bank may exercise from time to time all rights and remedies available to it hereunder or under the Uniform Commercial Code or other applicable law. The Borrower agrees, in case of Default, to assemble the Collateral at its expense at a convenient place acceptable to the Bank and to pay all costs of the Bank of collection of the Obligations, and enforcement of rights hereunder or under law, including reasonable attorneys' fees and legal expenses, If any notification of intended disposition of any of the Collateral is required by law, such notification, if mailed, shall be deemed reasonably and properly given if mailed at least five days before such disposition, postage prepaid, addressed to the Borrower either at the address shown below, or at any other address of the Borrower

Appearing on the records of the Bank. Any proceeds of any disposition of any of the Collateral may be applied by the Bank to the payment of expenses in connection with the Collateral, including reasonable attorneys' fees and legal expenses, and any balance of such proceeds may be applied by the Bank toward the payment of such of the Obligations, and in such order of application, as the Bank may from time to time deem appropriate. The Bank may, at its discretion, apply any surplus to the payment of indebtedness of the Borrower to third parties claiming a secondary security interest in the Collateral.

8. THE BORROWER HEREBY ACKNOWLEDGES THAT IT IS AWARE OF THE CONSTITUTIONAL RIGHTS TO NOTICE AND A HEARING PRIOR TO RECOVERY OF PROPERTY BY A SECURED CREDITOR BY REPLEVIN OR OTHER COURT PROCEEDINGS. THE BORROWER IS ALSO AWARE THAT SUCH RIGHTS MAY EXIST IN OTHER CIRCUMSTANCES. IN ORDER TO INDUCE THE BANK TO ENTER INTO AND CONTINUE CREDIT ARRANGEMENTS WITH IT, THE BORROWER HEREBY WAIVES ALL SUCH RIGHTS TO PRIOR NOTICE AND A HEARING SHOULD THE BANK FIND IT NECESSARY TO RECOVER THE PROPERTY IN WHICH THE BORROWER HAS GRANTED THE BANK A SECURITY INTEREST, WHETHER BY REPLEVIN OR OTHER COURT PROCEEDINGS, BY SELF-HELP REPOSSESSION OR BY ANY OTHER LAWFUL MEANS.

9. The Bank shall be deemed to have exercised reasonable care in the custody and preservation of any of the Collateral in its possession if it takes such action for that purpose as the Borrower requests in writing, but failure of the Bank to comply with any such request shall not of itself be deemed a failure to exercise reasonable care, and no failure of the Bank to preserve or protect any rights with respect to such Collateral against prior parties, or to do any act for the preservation of such Collateral not so requested by the Borrower, shall be deemed a failure to exercise reasonable care in the custody or preservation of such Collateral.

10. In the event that any claim shall be asserted against the Bank or action brought against it by any lessee under the Leases or purchaser of the Goods on the basis of fraud or breach of warranty, or for violation of any state or federal law regulating the rate of return or finance charge on or other terms of, or requiring disclosure in connection with, leases or extensions of credit (including, without limitation, the federal Truth in Lending Act, retail installment sales laws, consumer credit laws and usury laws), the Borrower hereby agrees to indemnify the Bank against all liability, costs and expenses, including attorney's fees, arising therefrom, and to assume the defense of any such claim or action at its own expense if the Bank shall so request.

11. No delay on the part of the Bank in the exercise of any right hereunder shall operate as a waiver thereof, and no single or partial exercise by the Bank of any right shall preclude other or further exercise thereof or the exercise of any other right. Each and every right granted to the Bank hereunder, under any other security agreement or any note, loan

agreement, mortgage, pledge or other such instrument or document, or at law or in equity, shall be deemed cumulative and may be exercised from time to time. Any waiver of a Default shall be in writing and shall not operate as a waiver of any other Default or the same Default on a future occasion. If more than one party shall execute this Agreement, the term "Borrower" shall mean all parties signing this Agreement and each of them, and all such parties shall be jointly and severally obligated hereunder. The neuter pronoun, when used herein, shall include the masculine and feminine and also the plural. If this Agreement is not dated when executed by the Borrower, the Bank is authorized, without notice to the Borrower, to date this Agreement.

12. This Agreement has been delivered at St. Louis, Missouri and shall be governed by and construed in accordance with the laws of the State of Missouri. Wherever possible each provision of this Agreement shall be interpreted in such manner as to be effective and valid under applicable law, but if any provision of this Agreement shall be prohibited by or invalid under applicable law such provision shall be ineffective to the extent of such prohibition or invalidity, without invalidating the remainder of such provision or the remaining provisions of this Agreement.

13. The additional provisions, if any, set forth or referred to below (including any warranties, covenants or agreements contained therein) are hereby made a part of this Agreement.

14. The rights and privileges of the Bank hereunder shall inure to the benefit of its successors and assigns.

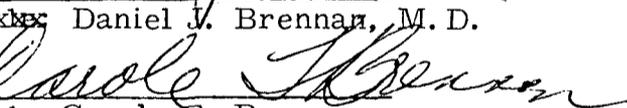
IN WITNESS WHEREOF, this Agreement has been duly executed as of the 2nd day of October 1979.

Borrower's Address  
(Principal place of business)

13614 Peacock Farm Road  
St. Louis, Missouri 63131

Additional Provisions\*  
None

Daniel J. Brennan, M.D. & Carole F.  
(Borrower) Brennan, his wife

By   
~~xxxx~~ Daniel J. Brennan, M.D.  
By   
~~xxxx~~ Carole F. Brennan

\*If none, insert "None".

SCHEDULE "A"

Four (4) - 70-ton 50 feet 6 inch Box Cars with the reporting  
marks LVRC's: 5316, 5317, 5318, 5319