

RECORDATION NO. 11334 A Filed & Recorded

JAN 28 1987 3-03 PM

INTERSTATE COMMERCE COMMISSION

January 14, 1987

ICC OFFICE OF  
THE SECRETARY  
JAN 28 2 56 PM '87  
MOTOR OPERATING UNIT

Ms. Noreta McGee  
Secretary  
Interstate Commerce Commission  
12th and Constitution Avenue, N.W.  
Washington, D.C. 20423

Dear Ms. McGee:

I am enclosing an original and certified true copy of the document described below to be recorded pursuant to Section 11303 of Title 49 of the U.S. Code and pursuant to 49 CFR §1177. The document is a First Amendment to Security Agreement, a secondary document, dated December 31, 1986. The primary document to which this document is connected is recorded under Recordation No. 11334. The names and addresses of the parties to the document are as follows:

- (1) The name and address of the Bank/Secured Party is:

First City National Bank of Houston  
1001 Main Street  
Houston, Texas 77002

- (2) The name and address of the Borrower/Debtor is:

Universal Enterprises, Inc.  
2001 Kirby  
Suite 1114  
Houston, Texas 77019

- (3) The property covered by the primary document includes railway equipment as described in Exhibit "A" attached hereto.

7-028A037

No.                       
Date JAN 28 1987

Fee \$ 20.00

ICC Washington, D.C.

*Counterparts -*

Ms. Noreta McGee  
January 14, 1987  
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A fee of \$20.00 is enclosed. Please return the original and any extra copies not needed by the Commission for recordation to:

Jack W. Collier  
Bracewell & Patterson  
2900 South Tower Pennzoil Place  
Houston, Texas 77002

A short summary of the document to appear in the index follows:

First Amendment to Security Agreement executed as of December 31, 1986 by Universal Enterprises, Inc. ("Borrower") and First City National Bank of Houston ("Bank") in connection with that certain Security Agreement executed by Borrower and Bank and dated as of January 4, 1980 with Recordation No. 11334, dated January 8, 1986 and covering the following property:

- (1) Twelve (12) railroad cars more fully described on Exhibit "A" attached hereto;
- (2) All right, title and interest now owned or hereafter acquired by Borrower in and to that certain Management Agreement dated as of November 15, 1979, between Glenco Transportation Services, Inc., a Texas corporation, and Borrower;
- (3) All right, title and interest now owned or hereafter acquired by Borrower in and to all now or hereafter existing leases of any of the Cars;
- (4) All right, title and interest now owned or hereafter acquired by Borrower in that certain Tax Sharing Agreement by and between Borrower and Summit Resources Corporation, a Delaware corporation, dated as of January 4, 1980.

Ms. Noreta McGee  
January 14, 1987  
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If you have any questions regarding this matter, or if you need further information, please call Jack W. Collier at (713) 221-1404.

Very truly yours,

FIRST CITY NATIONAL BANK  
OF HOUSTON

By: Steven L. Anderson  
Name: Steven L. Anderson  
Title: Vice President

38JWCSG

Exhibit "A"

<u>Number</u>	<u>Type of Car</u>	<u>Serial #'s</u>
1	34,000 gallon, general purpose, pressure tank cars, DOT 105A300W.	GLNX 34154
11	23,500 gallon, general purpose non-pressure tank cars, DOT 111A100W3, exterior coiled and insulated.	GLNX 23102 GLNX 23103 GLNX 23104 GLNX 23105 GLNX 23106 GLNX 23107 GLNX 23108 GLNX 23109 GLNX 23110 GLNX 23111 GLNX 23112

38JWCSG

Interstate Commerce Commission  
Washington, D.C. 20423

OFFICE OF THE SECRETARY

January 29, 1987

Jack W. Collier  
Bracewell & Patterson  
2900 South Tower Pennzoil Place  
Houston, Texas 77002

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 1<sub>R</sub>28<sub>R</sub>876 at 3:05PM, and assigned re-  
recording number(s). 11334<sub>R</sub>A, 12723<sub>R</sub>A and 12740 A and B

Sincerely yours,

*Norita K. McGehee*  
Secretary

Enclosure(s)

SE-30  
(7/79)

JAN 28 1987 3-05 PM

INTERSTATE COMMERCE COMMISSION

## FIRST AMENDMENT TO SECURITY AGREEMENT

THIS FIRST AMENDMENT TO SECURITY AGREEMENT (the "First Amendment") executed by Universal Enterprises, Inc., a Texas corporation (the "Borrower").

## W I T N E S S E T H:

WHEREAS, the Borrower is indebted to the Bank under that certain promissory note dated December 31, 1985 in the original principal amount of \$466,995.98 ("Current Note"), such note constituting an extension and rearrangement of the indebtedness owing by the Borrower to the Bank pursuant to (i) the Commercial Letter of Credit Agreement dated December 30, 1980 ("Credit Agreement") executed by the Borrower and (ii) the related Irrevocable Letter of Credit issued by the Bank in the maximum amount \$601,751.00 (the indebtedness outstanding under such Credit Agreement and the related Letter of Credit being hereinafter referred to as "Original Indebtedness"); and

WHEREAS, Borrower executed that certain Security Agreement dated January 4, 1980 ("Security Agreement") granting to Bank a security interest in certain property to secure the performance and payment of all obligations and indebtedness of Borrower to Bank, including but not limited to the Original Indebtedness, and all extensions, renewals and rearrangements thereof; and

WHEREAS, Borrower has requested that the Bank extend and rearrange the Current Note in accordance with the terms of that certain Loan Renewal Agreement dated December 31, 1986 ("Loan Renewal Agreement") among the Bank, the Borrower and the other parties thereto, and the Bank is willing to do so upon the terms and provisions of the Loan Renewal Agreement and this First Amendment; and

WHEREAS, pursuant to the Loan Renewal Agreement and in renewal and rearrangement of the Current Note, Borrower is executing and delivering to the Bank a promissory note dated December 31, 1986 in the original principal amount of \$456,946.26 ("Term Note"), it being the intent of Borrower and the Bank that the indebtedness evidenced by the Term Note will be secured by the Security Agreement.

NOW, THEREFORE, for an in consideration of said extension the Borrower and Bank hereby agree as follows:

1. Amendments.

1.1 Section I. The reference to the obligations and indebtedness of Borrower to the Bank set forth in Section I of the Security Agreement shall be deemed to include the Current Note, the Term Note and the Guaranty Agreement dated December 31, 1986 pursuant to which Borrower is guaranteeing the performance of the obligations of Sam P. Douglass pursuant to that certain Contingent Stock Purchase Agreement dated December 31, 1986 between the Bank and Sam P. Douglass. In addition, Section I of the Security Agreement is amended by the addition of new paragraph 6, reading in its entirety as follows:

(6) Each Bank Collateral Account (as hereinafter defined).

1.2 Section III. Paragraph 3. Section III, Paragraph 3 of the Security Agreement is hereby amended by deleting the portion of such Paragraph beginning with the words "Borrower will deliver to the Bank during January of each year following 1980, an unqualified audit report as of and for the year ended September 30..." and replacing such deleted portion with the following language:

Borrower shall provide the Bank with all financial information and other reports required to be furnished to Bank or requested by Bank pursuant to the Loan Renewal Agreement dated December 31, 1986 among the Bank, the Borrower and the other parties thereto.

1.3 Section III, Paragraph 6. Clauses (ii) and (iii) of Paragraph 6 of Section III of the Security Agreement now reading as follows:

"(ii) liability insurance of at least \$250,000 per occurrence, (iii) umbrella-type insurance coverage in an amount not less than \$10,000,000"

are hereby amended to read as follows:

"(ii) General liability insurance of at least \$2,000,000 with a deductible of not more than \$25,000 per occurrence; (iii) AAR depreciated value insurance of not less than \$1,000,000 with a deductible of not more than \$10,000 per occurrence;"

1.4 Section V. Section V of the Security Agreement is hereby amended by adding a new Paragraph 9, such Paragraph reading in its entirety as follows:

9. An "event of default" occurs under that certain Loan Renewal Agreement dated December 31, 1986 among Borrower, Bank and the other parties thereto.

1.5 Section VI 6. Section VI is hereby amended by the addition of a new paragraph 5 reading in its entirety as follows:

5. Borrower receives quarterly payments from GLNX Corporation in the amount of the quarterly net lease rental payments from the lessees of the Cars. Borrower agrees to deposit all quarterly lease payment checks from GLNX Corporation and all other amounts received by Borrower respecting such net lease rental payments in account number 0016152 ("Bank Collateral Account") or such other account or accounts as may be designated by the Bank from time to time. Such account number 0016152, each other such account(s) and all Paragraph 5 Investments (as hereinafter defined) shall each constitute a Bank Collateral Account for the purpose of this Agreement. Such deposits shall be made immediately upon receipt of such checks or funds. The Bank shall debit the Bank Collateral Account in the amount of the required installments of principal and accrued interest on the Term Note and credit the Term Note for the debited amount. It is agreed that the remainder of funds in this Bank Collateral Account are available (i) to reimburse GLNX Corporation from mandatory design changes made and paid for by GLNX Corporation on behalf of Borrower for which Borrower as owner is responsible and (ii) to pay account analysis fees (servicing fees) on the demand deposit and Bank Collateral Accounts at Bank as they become due. In the event that the amount in the Bank Collateral Account is insufficient to meet the required disbursements from such account, Borrower shall immediately deposit sufficient funds in such account to cover all required disbursements. At such time as the amount of funds in the Bank Collateral Account is equal

and  
for  
repairs  
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to the principal and accrued interest on the Term Note, the Bank shall apply all amounts in the Bank Collateral Account to the payment of principal and accrued interest on the Term Note. Borrower shall have absolutely no control over, or rights or powers with respect to, any Bank Collateral Account or any amount at any time deposited therein, except to the limited extent that Borrower may designate investments as hereinafter provided. Without limiting the generality of the foregoing, it is expressly agreed that Borrower shall have no right or power to withdraw or order the withdrawal of any such amount or to sell, alienate, transfer, pledge or otherwise dispose of any Bank Collateral Account or any such amount except to the Bank. The Bank may, without notice to Borrower, or any other person, at its option, from time to time after the occurrence of an Event of Default, apply all or any portion of any amount at any time deposited in any Bank Collateral Account to the payment of any or all obligations and indebtedness secured hereby. Nothing herein shall limit Bank's right of setoff against or any other right Bank may at any time have with respect to any Bank Collateral Account or any such amount or obligate Bank to preserve any Bank Collateral Account or any such amount for the benefit of any other person. Borrower hereby transfers and assigns to the Bank each Bank Collateral Account and all amounts at any time deposited therein. Bank shall use its best efforts prior to the occurrence of an Event of Default to invest from time to time any such amount in such of the following permitted investments ("Paragraph 5 Investments") as may be designated in writing by Borrower to Bank: (i) certificates of deposits and other deposits (including Euro-Dollar deposits) with Bank or other banks organized under the laws of the United States or any state thereof and having a combined capital and surplus greater than \$50,000,000 and (ii) United States Treasury bills; provided, however, that such investments need be made by Bank only if the Bank at all times has an enforceable and perfected security interest of first priority therein; and, provided further, however, that the Bank need not make any such investment if the final maturity of such

investment is later than ninety (90) days following the date such investment is made. After the occurrence of an Event of Default the Bank shall have the right but not the obligation to make such investments. Bank shall have no obligation to obtain the then market interest rate or any other minimum interest rate on any such investment. Except as may be provided in the terms of any Paragraph 5 Investments, no Bank Collateral Account shall bear interest. The Borrower shall have no right to possession of any Bank Collateral Account or any amount at any time deposited therein.

2. No Other Amendments.

Except as expressly provided for in this First Amendment, no term or provision of the Security Agreement shall be amended or supplemented hereby and each term and provision of the Security Agreement are hereby ratified and affirmed and shall remain in full force and effect.

IN WITNESS WHEREOF, the parties hereto have caused this First Amendment to Security Agreement to be executed as of December 31, 1986.

UNIVERSAL ENTERPRISES, INC.

By: Tom S. Tucker  
Name: TOM S. TUCKER  
Title: VICE PRESIDENT

FIRST CITY NATIONAL BANK OF HOUSTON

By: William S. Romney  
Name: WILLIAM S. ROMNEY  
Title: VICE PRESIDENT

THE STATE OF TEXAS §

COUNTY OF HARRIS §

BEFORE ME, the undersigned authority, on this the 31st day personally appeared Tom Tucker known to me to be the person whose name is subscribed to the foregoing instrument, as Vice President of Universal Enterprises, Inc. a corporation, and acknowledged to me that he executed the same for the purposes and consideration therein expressed, in the capacity stated, and as the act and deed of said corporation.

Given under my hand and seal of office this 31st day of December, 1986.

Carol S. Moran

Notary Public in and for the State of Texas

My Commission Expires: \_\_\_\_\_



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CERTIFICATE

The undersigned hereby certifies that he or she has compared the copy of the First Amendment to Security Agreement executed by Universal Enterprises, Inc. attached hereto with the original and has found the copy to be complete and identical in all respects to the original document.



LAURA COOKSEY  
Notary Public, State of Texas  
My Commission Expires 5/6/89

*Laura S. Cooksey*  
Name: LAURA S. COOKSEY  
Notary Public in and for  
The State of Texas  
My Commission Expires: 05/06/89