

0100797104

FARM CREDIT LEASING

1600 Colonnade
5500 Wayzata BLVD
Minneapolis MN 55416-1252

9640

(612) 797-7400

SEP 21 1995 4 12 PM

Direct Dial
(612) 797-3409

September 25, 1995

VIA CERTIFIED MAIL
P 370 701 195

Mr. Veron A. Williams
Acting Secretary
Interstate Commerce Commission
Room 2303
12th and Constitution Avenue NW
Washington, D.C. 20423

Re: Documents for Recordation

Dear Mr. Williams:

I have enclosed two (2) certified counterparts of the document described below to be recorded pursuant to Section 11303 of Title 49 of the U.S. Code.

This document is a lease dated August 31, 1995.

The names and addresses of the parties to the document are as follows:

Lease Agreement

Lessor: Farm Credit Leasing Services Corporation
1600 Colonnade, 5500 Wayzata Blvd.,
Minneapolis, Minnesota 55416

Lessee: Southern Minnesota Beet Sugar Cooperative
East Highway 212, P.O. Box 500
Renville, Minnesota 56284

The following equipment is covered by the document:

One (1) 1950 EMD-SW-1 Locomotive, No. 734.

A fee of \$21 is enclosed.

REC'D
LICENSING BRANCH
SEP 21 1995 4 14 PM

Mr. Veron A. Williams
September 25, 1995
Page 2

Please return any extra copies not needed by the Commission for recordation to Thomas H. Vicker, Farm Credit Leasing Services Corporation, 1600 Colonnade, 5500 Wayzata Blvd., Minneapolis, Minnesota 55416.

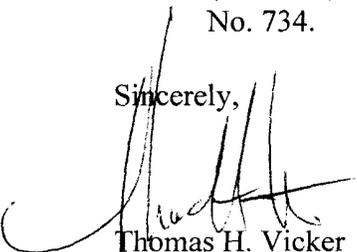
A short summary of the documents to appear in the index follows:

Index Summary

Documents

Lease Agreement between Farm Credit Leasing Services Corporation, 1600 Colonnade, 5500 Wayzata Blvd., Minneapolis, MN 55416 ("Lessor") and Southern Minnesota Beet Sugar Cooperative, East Highway 212, P.O. Box 500, Renville, Minnesota 56284 ("Lessee") dated August 31, 1995 and covering One (1) 1950 EMD SW-1 Locomotive, No. 734.

Sincerely,



Thomas H. Vicker
Senior Vice President
and General Counsel

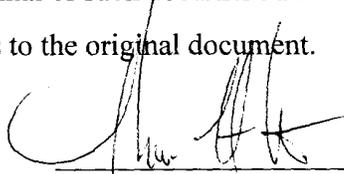
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Enclosures

CERTIFICATE

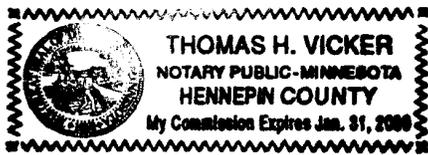
I, Thomas H. Vicker, a notary public in the state of Minnesota hereby certify that I have compared the attached copies of that certain Lease Agreement including Schedule A referencing Contract No. 046-6025471 with the original of such document and I find that the attached copies are complete and identical in all respects to the original document.

Date: September 25, 1995



Notary Public

My Commission Expires January 31, 2000



I hereby certify that this is a true and exact copy of the original Lease Agreement

Lease Agreement

FARM CREDIT LEASING

MASTER

19640

1600 Colonnade
5500 Wayzata BLVD
Minneapolis MN 55416-1252

Notary

State/County Of _____ Customer Number 1791-000-000

Lessor and Lessee have executed this Lease Agreement effective August 1, 1995, and hereby agree to the terms contained below and in any attachments made a part of this Lease Agreement.

This Lease and the attachments hereto constitute the entire agreement of the parties with respect to the leasing of the Equipment and the other subject matter of this Lease. This Lease supersedes all prior written and/or oral understandings or agreements with respect to the subject matter hereof, and no change, modification, addition, or termination of this Lease shall be enforceable unless in writing and signed by Lessor and Lessee.

Lessee:

Southern Minnesota Beet Sugar Cooperative
(please print or type full name)

By: *Lois E. Lypner* 8/31/95
Signature *Date*
Lois E. Lypner
Title (corporations only)

Signature *Date*

Title (corporations only)

Signature *Date*

Signature *Date*

Lessor:
Farm Credit Leasing Services Corporation
By: *[Signature]*
Signature
9/1/95
Date
1600 Colonnade
5500 Wayzata BLVD
Minneapolis MN 55416-1252

In consideration of the mutual covenants hereinafter contained, the parties hereby agree as follows:

1. LEASE OF EQUIPMENT. Lessor hereby leases to Lessee, and Lessee hereby leases from Lessor, subject to the terms of this Lease Agreement ("Lease" or "Lease Agreement"), the equipment (collectively, the "Equipment", any one item of which may be referred to individually as an "Item of Equipment") described in any Schedule A ("Schedule A") executed by Lessor and Lessee and made a part hereof. Lessee hereby authorizes Lessor to include in any Schedule A the serial number and other information identifying the Equipment when determined by Lessor.

Each such Schedule A when executed by the parties shall be deemed to be a part of this Lease, it being understood and agreed that this Lease shall be a Master Lease. All Schedules, addenda or other attachments to this Lease executed by Lessor and Lessee are hereby incorporated herein and made a part hereof.

In the event it is necessary to amend the terms of a Schedule A to reflect a change in one or more of the following conditions:

- (a) Lessor's actual cost of procuring the Equipment; or
- (b) Lessor's actual cost of providing Equipment to Lessee; or
- (c) A change in lease payments as a result of (a) and/or (b) above; or
- (d) Description of the leased Equipment;

Lessee agrees that any such amendment shall be described in a letter from Lessor to Lessee, and unless Lessee objects thereto in a writing delivered to Lessor within fifteen (15) days of mailing of such letter from Lessor to Lessee, such Schedule A shall be deemed amended and such amendments shall be incorporated herein.

2. RENTALS/LEASE TERM. Lessee agrees to pay Lessor rentals for each Item of Equipment leased under this Lease as set forth in the Schedule A applicable to such Item of Equipment. All rentals shall be payable as described to Lessee at Lessor's mailing address set forth in such Schedule A, or to such other person or at such other place as Lessor may from time to time designate in writing. "Scheduled Lease Commencement Date" for purposes of this Lease shall be the first day of the month following the In-Service Date; provided, however, in the event the Daily Billing Option is selected on the applicable Schedule A, the Scheduled Lease Commencement Date shall be the In-Service Date. "In-Service Date" shall be the date Equipment is delivered and accepted by Lessee for lease as provided herein. The "Scheduled Lease Term" shall be as set forth in the applicable Schedule A. Rentals for each Item of Equipment shall commence on the Scheduled Lease Commencement Date with respect to each Item of Equipment. If the In-Service Date occurs prior to the Scheduled Lease Commencement Date, Lessor shall be entitled to a rental ("Interim Rent") for the period from such In-Service Date to the Scheduled Lease Commencement Date (the "Interim Period"). Interim Rent shall be computed by dividing all rentals other than Interim Rent due under the Lease by the actual number of days in the Scheduled Lease Term and multiplying this result by the actual number of days from In-Service Date to Scheduled Lease Commencement Date. Interim Rent (if any) shall be due on the Scheduled Lease Commencement Date. The Scheduled Lease Term, including any Minimum Term as described in Paragraph 3 below, as set forth in the Schedule A, together with the Interim Period, if any, shall constitute the Lease Term ("Lease Term") for each Item of Equipment. Lessee agrees to pay Lessor at the expiration or other termination of the Lease Term, additional rents, if specified under Special Terms described in the Schedule A. The termination of this Lease with respect to certain Items of Equipment shall not affect the continuation of this Lease with respect to other Items of Equipment not subject to such termination. In the event the Lessee exercises the option to renew the Lease, rentals for the renewal period shall be agreed to by the parties at the time of renewal.

3. **MINIMUM LEASE TERM.** The Minimum Lease Term ("Minimum Term") shall be set forth in the Schedule A for each Item of Equipment and shall commence on the Scheduled Lease Commencement Date. If Lessor agrees to terminate this Lease prior to the expiration of the Minimum Term with respect to an Item of Equipment, Lessor shall, in addition to all other charges specified in this Lease, charge Lessee an early termination fee. Upon completion of the Minimum Term, the Lessee is deemed to have continued the Lease on a month-to-month basis, until completion of the Scheduled Lease Term unless the Lessee notifies the Lessor in writing 30 days prior to the end of the Minimum Term that it desires to terminate the Lease.

4. **FLOATING RENTAL RATE.** Notwithstanding any provision to the contrary contained in Paragraph 2 above, if Floating Rate is specified on the Schedule A applicable to an Item of Equipment, the Lessee's rental obligation for such Item of Equipment shall be adjusted at each rental due date based on the index specified on such Schedule A. Rental adjustments will be calculated based on monthly changes in the index up or down. Monthly changes in the index and the outstanding lease balance for each Item of Equipment will be used to compute an adjusted rental amount. Rental adjustments will be compounded and accumulated monthly and billed to the Lessee based on the Rental frequency specified on the appropriate Schedule A.

5. **LATE CHARGES.** If Lessee fails to pay any rental or other amount required to be paid by Lessee to Lessor, within five (5) days after the due date thereof, Lessee shall (in addition to all other amounts due Lessor) pay Lessor the lesser of one and one-half percent (1.5%) per month, or the maximum amount allowed by law until paid on such unpaid amounts.

6. **SECURITY DEPOSIT.** If a Security Deposit amount is specified in the Schedule A, Lessee agrees to pay such amount to Lessor prior to the Scheduled Lease Commencement Date. If Lessee has fulfilled all terms and conditions herein, the Security Deposit shall be returned to Lessee without interest or it may be applied to any purchase option exercised by Lessee at the expiration of the Lease.

7. **NO WARRANTIES; LESSEE'S OBLIGATIONS (VENDOR NOT AN AGENT). LESSEE ACKNOWLEDGES THAT: LESSOR IS NOT THE MANUFACTURER OF THE EQUIPMENT NOR THE MANUFACTURER'S AGENT NOR A DEALER THEREIN; THE EQUIPMENT IS OF A SIZE, DESIGN, CAPACITY, DESCRIPTION AND MANUFACTURE SELECTED BY LESSEE; LESSEE IS SATISFIED THAT THE EQUIPMENT IS SUITABLE AND FIT FOR ITS PURPOSES; LESSOR HAS NOT MADE AND DOES NOT MAKE ANY WARRANTY OR REPRESENTATION WHATSOEVER, EITHER EXPRESS OR IMPLIED, AS TO THE FITNESS, CONDITION, MERCHANTABILITY, DESIGN OR OPERATION OF THE EQUIPMENT, ITS FITNESS FOR ANY PARTICULAR PURPOSE, THE QUALITY OR CAPACITY OF THE MATERIALS IN THE EQUIPMENT OR WORKMANSHIP IN THE EQUIPMENT NOR ANY OTHER REPRESENTATION OR WARRANTY WHATSOEVER; LESSOR SHALL NOT BE LIABLE TO LESSEE AND LESSEE HEREBY WAIVES ANY CLAIM IT MAY HAVE AGAINST LESSOR FOR ANY LOSS, DAMAGE (CONSEQUENTIAL OR OTHERWISE) OR EXPENSE CAUSED DIRECTLY OR INDIRECTLY BY THE EQUIPMENT LEASED HEREUNDER. NO DEFECT OR UNFITNESS OF THE EQUIPMENT NOR ANY REPRESENTATION AS TO THE EQUIPMENT OR ANY OTHER MATTER BY VENDOR SHALL RELIEVE LESSEE OF THE OBLIGATION TO PAY ANY RENTALS OR OTHER OBLIGATION UNDER THIS LEASE. LESSEE UNDERSTANDS AND AGREES THAT NEITHER VENDOR NOR ANY SALES REPRESENTATIVE OR OTHER AGENT OF VENDOR, IS AN AGENT OF LESSOR. NO SALES REPRESENTATIVE OR AGENT OF VENDOR IS AUTHORIZED TO WAIVE OR ALTER ANY TERM OR CONDITION OF THIS LEASE.** Lessor hereby assigns to Lessee for the duration of this Lease all warranties received by Lessor with respect to the Equipment, to the extent assignable, and Lessor shall have no obligation whatsoever to make any claim on such warranty.

8. **LOCATION/INSPECTION/MARKING.** The Equipment at all times shall be located at the address specified in the applicable Schedule A unless Lessee has notified Lessor in writing of a change of location for each Item of Equip-

ment. Lessee shall make the Equipment available for inspection by Lessor's representatives during Lessee's normal business hours and shall make Lessee's log, maintenance and other records pertaining to the Equipment available for inspection and duplication by Lessor's representatives. Lessee shall affix to or place on the Equipment such labels, plates, or other markings indicating Lessor's ownership in the Equipment as may be directed and supplied by Lessor.

9. **USE.** Lessee agrees all Equipment will be operated by competent and qualified personnel only and in accordance with applicable operating instructions, laws, government regulations, and applicable insurance policies.

10. **RISK OF LOSS; GENERAL INDEMNITY.** Lessee hereby assumes the risk of bodily injury or death, and of damage to property, including the Equipment, and the loss of such property, from whatsoever cause during the Lease Term. Lessee shall indemnify and hold Lessor harmless from and against any and all claims, losses, liabilities (including patent infringement, negligence, tort and strict liability), damages, judgments, suits, and all legal proceedings, and any and all costs and expenses in connection therewith (including attorneys' fees) arising out of or in any manner connected with the manufacture, sale, purchase, financing, ownership, delivery, rejection, non-delivery, possession, use, transportation, storage, condition, operation, maintenance, repair, return or other disposition of the Equipment or with this Lease, including, without limitation, claims for injury to or death of persons, for damage to property, for violation of any law, rule or regulation of any public authority, and for environmental damage and clean-up. Lessee shall give Lessor prompt notice of any such claim or liability. The provisions of this Paragraph shall survive the expiration or termination of this Lease. Lessee agrees that upon written notice by Lessor of the assertion of any claim, action, damage, obligation, liability, or lien, Lessee shall, at Lessor's written request, assume the full responsibility for the defense thereof. Any payment pursuant to this Paragraph shall include an amount equal to any taxes required to be paid by Lessor as a result of the receipt of such payment.

11. **ALTERATIONS/REPAIRS.** Any improvement, replacement, addition, accessory, or repair part for the Equipment shall become the property of Lessor free of all liens and encumbrances and shall be deemed part of the Equipment. The Equipment is, and shall at all times be and remain, personal property, notwithstanding that any Item of Equipment or any part thereof shall now be or hereafter become in any manner affixed or attached to real property or any improvements thereof.

12. **MAINTENANCE.** Lessee shall pay all costs and expenses of whatever nature resulting from the use and operation of each Item of Equipment. Lessee, at its expense, shall keep the Equipment in good repair, condition and working order, in full compliance with all applicable manufacturer's recommendations, ordinary wear and tear excepted.

13. **TAXES.** Lessee shall pay when due and be responsible for all charges, taxes and fees which may now or hereafter be imposed or levied by any governmental body or agency required to be paid or collected by Lessor on or relating to the Equipment leased hereunder and the sale, purchase, rental, operation, maintenance or use thereof (excluding any taxes on or measured by the net income of Lessor) together with any penalties or interest applicable thereto, whether the same be payable by or assessed to Lessor or Lessee. If under law or custom such payments may be made only by Lessor, Lessee shall promptly notify Lessor and shall reimburse Lessor, upon demand, all such payments made by Lessor. Upon request, Lessee will furnish to Lessor a photocopy of evidence satisfactory to Lessor reflecting payment by Lessee.

14. **PERSONAL PROPERTY TAXES.** Wherever equipment is subject to personal property taxes in the jurisdiction where the Equipment is located, Lessor will properly report any and all property values for all lease transactions with the appropriate property tax assessor or other proper official. Lessee shall reimburse Lessor for all personal property taxes assessed by the applicable taxing jurisdiction. If Lessor does not notify Lessee of Lessor's intent to file the applicable property tax return within fourteen (14) days of the personal property tax return due date, or if Lessee has made a written request that Lessor not file such return, Lessee shall file all property values with the appropriate taxing jurisdiction and assume full responsibility for the payment of all such taxes, assessments, penalties and interest when due. Lessee shall

also reimburse Lessor any costs and expenses incurred by Lessor (including reasonable attorneys' fees), as a result of Lessee's failure to report and pay such taxes and charges.

15. **INSURANCE.** Lessee shall at its own expense acquire and maintain, during the term hereof, with such insurers, in such form and under such policies as shall be satisfactory to Lessor, both:

- a) all risk property insurance, naming Lessor as loss payee, in amounts and under coverages to provide for rebuilding, repairing or replacing the Equipment in the event of any damage, destruction, loss or theft of the Equipment. The amount of such insurance shall be at least equal to the Equipment Cost described in the Schedule A for each Item of Equipment; and
- b) comprehensive public liability insurance including coverage for any bodily injury, death, or property damage which may be caused by or related to the Equipment or its operation, in amounts satisfactory to Lessor. Such insurance shall name Lessor as an additional insured.

If any loss occurs it shall be paid by check or draft payable to Lessor and Lessee jointly. Lessor may endorse Lessee's name thereon as Lessee's agent. Lessee shall furnish to Lessor a certificate of insurance indicating that such insurance coverages are in effect at the time the Equipment is delivered and shall indicate that such insurance cannot be cancelled or altered without at least thirty (30) days prior written notice to Lessor. If Lessee fails to pay insurance required to be provided by Lessee under this Lease, Lessor may, but is not obligated to provide such insurance. Lessee shall, upon demand reimburse Lessor for any costs, fees, or expenses incurred in providing such insurance.

16. **CASUALTY OCCURRENCE.**

- a) For purposes of this Lease, a "Casualty Occurrence" shall mean any Item of Equipment destroyed, irreparably damaged, lost, stolen, unaccounted for, or taken or requisitioned by condemnation or otherwise during the term of this Lease.
- b) In the event that any Item of Equipment shall suffer a Casualty Occurrence, Lessee shall promptly and fully inform Lessor with respect thereto. Lessee shall pay to Lessor, on the first day of the month following the giving of such notice, an amount ("Casualty Loss Value") equal to the sum of:
 - (i) the amount which will cause the Lessor to realize the same rate of return up to the date of the Casualty Occurrence that the Lessor would have realized had the Lease of the Equipment been in effect for the entire Lease Term; and
 - (ii) all installments of rental then due with respect to that Item of Equipment.The total rental described in the Schedule A which contained an Item of Equipment for which a Casualty Loss Value was paid, shall be reduced by a percentage derived by dividing the Cost of the Item of Equipment experiencing the Casualty Occurrence by the Total Equipment Cost described in such Schedule A. Lessor shall be entitled to receive and retain any proceeds from any insurance with respect to such Item of Equipment up to the amount of the Casualty Loss Value. Provided an Event of Default has not occurred and is continuing, Lessor shall pay over such insurance proceeds to Lessee to the extent such amounts exceed the Casualty Loss Value or the entire insurance proceeds received if Lessee has previously paid the Lessor the Casualty Loss Value. Upon Lessor's receipt of such payment, Lessee shall be entitled to whatever interest Lessor may have in said Item of Equipment, in its then condition and location, without warranties, express or implied, and this Lease shall terminate with respect to such Item of Equipment.

17. **LOSS AND DAMAGE.** No loss, theft, damage, or destruction of Equipment shall relieve Lessee of the obligation to pay rent or perform any other obligation under this Lease. In the event of damage to any Item of Equipment, Lessee shall immediately place the same in good repair.

18. **EVENTS OF DEFAULT.** The following shall constitute Events of Default:

- a) Lessee shall fail to pay all or any part of a rental payment or any other payment when due and payable; or
- b) Lessee shall fail to perform or shall breach any of the other covenants herein and shall continue to fail to observe or perform the same for a period of ten (10) days after written notice thereof by Lessor; or
- c) Without Lessor's consent, Lessee removes, sells, transfers, assigns, parts with possession, or sublets any Item of Equipment; or

d) Lessee creates, incurs, or suffers to exist any mortgage, lien, or other encumbrance or attachment of any kind whatsoever upon or affecting the Equipment or this Lease or any of Lessor's interests thereunder; or

e) Lessee becomes insolvent, makes an assignment for the benefit of creditors, ceases or suspends its business, admits in writing its inability to pay its debts as they mature; or bankruptcy, reorganization or other proceedings for the relief of debtors or benefit of creditors shall be instituted by or against Lessee; or

f) Any representation or warranty made by Lessee herein or in any document or certificate furnished to Lessor proves to be incorrect in any material respect when made; or

g) If Lessee is a business entity, the dissolution, merger, or reorganization of Lessee; or

h) If Lessee is an individual, Lessee dies or is judicially declared incompetent; or

i) Lessee shall be in default under any other agreement executed with Lessor at any time.

In this Paragraph 18, "Lessee" also means any guarantor of Lessee's obligations under the Lease and "Lease" also means any guaranty of those obligations.

19. **REMEDIES UPON DEFAULT.** Upon the occurrence of any Event of Default and at any time thereafter, Lessor may do any one or more of the following with or without terminating this Lease:

a) Declare the entire amount of rental and other charges due and to become due hereunder for the entire Lease Term immediately due and payable;

b) Take immediate possession of any and all Equipment without notice;

c) Sell or lease any Equipment or otherwise dispose, hold, or use such Equipment at Lessor's sole discretion;

d) Demand payment of all additional costs incurred by Lessor in the course of correcting any default;

e) Proceed against any or all security given in connection herewith which includes but is not limited to sureties and guarantors;

f) Upon notice to Lessee, terminate this Lease and all Schedules executed pursuant hereto. A termination hereunder shall only occur upon such notice by Lessor and only as to such Items of Equipment included in such notice. This Lease shall continue in full force and effect as to the remaining Items of Equipment, if any;

g) Exercise any other right or remedy available to Lessor under the Uniform Commercial Code or any other applicable law. If this Lease is deemed at any time to be one intended as security, Lessee agrees that the Equipment shall secure all indebtedness owing by Lessee to Lessor;

h) Recover from Lessee, not as a penalty but as liquidated damages, an amount equal to the sum of: (i) any accrued and unpaid rentals as of the date the Lessor obtains possession of the Equipment following Lessee's default ("Repossession Date"); plus (ii) the present value of all future rentals reserved in the Lease and contracted to be paid over the unexpired term of the Lease discounted at a rate equal to the six (6) month U.S. Treasury Bill rate as of the Repossession Date; plus (iii) all costs and expenses incurred by Lessor in any repossession, recovery, storage, repair, sale, re-lease or other disposition of the Equipment including reasonable attorney's fees and costs incurred in connection with or otherwise resulting from the Lessee's default; plus (iv) estimated residual value of the Equipment as of the Expiration of the Lease; Less the amount received by Lessor upon sale or re-lease of such Items of Equipment, if any.

Notwithstanding Paragraph 19(h) above, Lessor and Lessee agree that in the event it is adjudged or otherwise determined that following an Event of Default, Lessor is entitled to the present value of future rentals reserved in the Lease, the discount rate shall be equal to the six (6) month U.S. Treasury Bill rate in effect at the time the Event of Default occurred. Lessor's rights and remedies provided hereunder or by law shall be cumulative and shall be in addition to all other rights and remedies available to Lessor. Lessor's failure to strictly enforce any provisions of this Lease or any other right available to Lessor shall not be construed as a waiver thereof or as excusing Lessee from future performance. Lessee shall pay Lessor all costs and expenses, incurred by Lessor in any repossession, recovery, storage, repair, re-lease or other disposition of the Equipment, including reasonable attorneys' fees as a result of or arising out of an Event of Default.

20. ASSIGNMENT AND SUBLEASE.

a) **LESSEE SHALL NOT ASSIGN OR IN ANY WAY DISPOSE OF ALL OR ANY PART OF ITS RIGHTS OR OBLIGATIONS UNDER THIS LEASE OR ENTER INTO ANY SUBLEASE OF ALL OR ANY PART OF THE EQUIPMENT WITHOUT THE PRIOR WRITTEN CONSENT OF LESSOR. ANY ATTEMPTED ASSIGNMENT BY LESSEE WITHOUT SUCH CONSENT SHALL BE NULL AND VOID AND SHALL BE AN EVENT OF DEFAULT UNDER THIS LEASE.**

b) Lessor shall have the right, without notice to Lessee, to assign or create a security interest in this Lease, or assign any of its rights or interests in this Lease, or in the Equipment. If Lessee is given notice of such assignment or security interest, Lessee shall acknowledge such assignment or security interest in writing upon terms satisfactory to Lessor. Upon written notice to Lessee from Lessor of any assignment or of any security interest created by Lessor hereunder, Lessee shall pay rentals directly to such assignee if directed by Lessor to do so. Any assignee of Lessor shall have all of the rights, but none of the obligations, of Lessor under this Lease and Lessee agrees that it will not assert against any assignee of Lessor any defense, counterclaim, or offset that Lessee may have against Lessor. Lessee acknowledges that any assignment or transfer by Lessor shall not materially change Lessee's duties or obligations under this Lease nor materially increase the burdens or risks imposed on Lessee.

21. OWNERSHIP. Title to the Equipment shall remain with Lessor at all times and Lessee shall have no right, title, or interest therein except as expressly set forth in this Lease.

22. RETURN OF EQUIPMENT. If Lessee does not exercise any purchase option provided in this Lease, at the expiration of the Lease Term or other termination of this Lease, Lessee shall, at its own expense, deliver the Equipment to a location designated by Lessor. The Equipment shall be delivered by Lessee to Lessor in the same condition as it was when delivered to Lessee, normal wear and tear excepted. Lessor and Lessee agree that, notwithstanding terms contained in the Lease to the contrary, the Lease Term shall not expire until the Equipment is returned to Lessor as provided in this Paragraph.

23. LESSEE'S OPTIONS. So long as no Event of Default has occurred and is continuing, at the expiration of the Minimum Term, Lessee shall have the option to: (i) purchase the Equipment at fair market value; (ii) continue the Lease as provided in Paragraph 3 of this Lease; or (iii) return the Equipment to Lessor as provided in Paragraph 22 herein. At the expiration of the Scheduled Lease Term, Lessee shall have the option to: (i) purchase the Equipment at fair market value or at the Purchase Option Amount specified on the applicable Schedule A; (ii) renew the Lease as provided in Paragraph 2 herein; or (iii) return the Equipment to Lessor as provided herein.

24. NOTICES.

a) Any requirement of the Uniform Commercial Code of reasonable notice shall be met if such notice is given at least five (5) days before the time of sale, disposition, or other event or thing giving rise to the requirement of notice.

b) All notices or communications under this Lease shall be in writing, shall be delivered or mailed to the parties at the addresses set out for them in this Lease, and any notice so addressed and mailed by registered mail or hand delivered and left with a responsible person shall be deemed to have been given when so mailed or delivered.

c) Lessor and Lessee may in writing at any time, and from time to time, change the address to which notice shall be delivered or mailed.

25. POWER OF ATTORNEY/AFFIRMATION OF SECURITY INTEREST. **LESSEE HEREBY IRREVOCABLY APPOINTS AND CONSTITUTES LESSOR AND EACH OF LESSOR'S OFFICERS, EMPLOYEES, OR AGENTS AS LESSEE'S TRUE AND LAWFUL AGENT AND ATTORNEY-IN-FACT FOR THE PURPOSE OF FILING FINANCING STATEMENTS RELATING TO THIS LEASE AND THE EQUIPMENT, INCLUDING AMENDMENTS THERETO, PURSUANT TO THE UNIFORM COMMERCIAL CODE AS ADOPTED IN THE STATE OR STATES WHERE THE EQUIPMENT IS LOCATED; LESSOR BEING HEREBY AUTHORIZED AND EMPOWERED TO SIGN LESSEE'S NAME ON ONE OR MORE OF SUCH FINANCING STATEMENTS, DOCUMENTS OR INSTRUMENTS.**

In the event this Lease should be construed as a lease intended as security, Lessee affirms that Lessor has a security interest in the Equipment and all rentals payable hereunder, proceeds (including insurance proceeds) of the Equipment, and all amounts arising from the sale or other disposition of the Equipment.

26. **NON-CANCELLABLE LEASE; OBLIGATIONS UNCONDITIONAL; WAIVER. THIS LEASE CANNOT BE CANCELLED OR TERMINATED EXCEPT AS EXPRESSLY PROVIDED HEREIN. LESSEE HEREBY AGREES THAT LESSEE'S OBLIGATION TO PAY ALL RENTALS AND PERFORM ALL OTHER OBLIGATIONS HEREUNDER SHALL BE ABSOLUTE, IRREVOCABLE, UNCONDITIONAL AND INDEPENDENT AND SHALL BE PAID AND PERFORMED WITHOUT ABATEMENT; DEDUCTION OR OFFSET OF ANY KIND OR NATURE WHATSOEVER.** To the extent permitted by applicable law, Lessee also hereby waives any rights now or hereafter conferred by statute or otherwise which may require Lessor to sell, lease or otherwise use any Equipment in mitigation of Lessor's damages as set forth in Paragraph 19 or which may otherwise limit or modify any of Lessor's rights or remedies under Paragraph 19. Any action by Lessee against Lessor for any default by Lessor under this Lease, including breach of warranty or indemnity, shall be commenced within one (1) year after any such cause of action accrues.

27. REPRESENTATIONS AND WARRANTIES OF LESSEE. Lessee represents and warrants that: (i) Lessee is duly qualified to do business wherever necessary to carry on its present business and operations; (ii) Lessee has full power, authority and legal right to enter into and perform this Lease and the execution, delivery and performance of such documents have been duly authorized, do not require the approval of any governmental body, will not violate any judgement, order, law or regulation applicable to Lessee or any provision of Lessee's certificate of incorporation or bylaws, if any, or constitute a default under, or result in the creation of any lien, charge, encumbrance or security interest upon any assets of the Lessee under any agreement or instrument to which Lessee is a party or by which Lessee or its assets may be bound or affected; (iii) this Lease and all schedules and attachments shall have been duly entered into, delivered and shall constitute, legal, valid and binding obligations of Lessee, enforceable in accordance with their terms when executed by Lessor and Lessee.

28. FINANCIAL STATEMENTS. Lessee shall promptly furnish Lessor with Lessee's annual certified financial statements. Lessee shall also furnish Lessor with other financial information as Lessor may reasonably request. If Lessee does not have certified financial statements available in the normal course of business, Lessee shall provide uncertified financial statements that accurately reflect Lessee's financial condition including copies of its most recent federal income tax returns.

29. ENFORCEABILITY/CAPTIONS.

a) If any part, term, or provision of this Lease is held by any court to be unenforceable or prohibited by law, the rights and obligations of the parties shall be construed and enforced with that part, term, or provision limited so as to make it enforceable to the greatest extent allowed by law, or if it is totally unenforceable, as if this Lease did not contain that particular part, term, or provision.

b) The headings in this Lease have been included for ease of reference only and shall not be considered in the construction or interpretation of this Lease.

c) This Lease shall in all respects be governed by and construed in accordance with the laws of the State of Minnesota.

d) This Lease shall inure to the benefit of Lessor, its successors, and assigns, and all obligations of Lessee shall bind its permitted successors and assigns.

1600 Colonnade
5500 Wayzata BLVD
Minneapolis, MN 55416-1252

ADDENDUM TO LEASE AGREEMENT

Notary

State/County

THIS ADDENDUM is made as of the 30th day of August, 1995 between FARM CREDIT LEASING SERVICES CORPORATION ("Lessor") and Southern Minnesota Beet Sugar Coop. ("Lessee") and shall supplement the terms of that certain Lease Agreement dated August 1, 1995 ("Lease").

I. AMENDMENTS TO LEASE

Section 30. Hazardous Materials. The following shall be added as Section 30 to the Lease.

Lessee shall indemnify, defend and hold harmless Lessor, its employees, agents, officers and directors from and against any claims, demands, penalties, fines, liabilities, settlements, damages, costs or expenses of whatever kind or nature, including attorneys' fees, fees of environmental consultants and laboratory fees, arising out of or in any way related to (i) the presence, disposal, release or threatened release of any Hazardous Materials, from or affecting the Equipment; (ii) any personal injury (including wrongful death) or property damage (real or personal) arising out of or related to such Hazardous Materials; (iii) any lawsuit brought or threatened, settlement reached or governmental order relating to such Hazardous Materials with respect to the Equipment; (iv) any violation of laws, orders, regulations, requirements or demands of government authorities which are based upon or in any way related to such Hazardous Materials; and/or (v) the breach of any warranty, representation or covenant of Lessee contained in this Lease. These covenants, representations, warranties and indemnities shall be deemed continuing for the benefit of Lessor, its successors and assigns and shall survive the expiration or termination of this Equipment Lease. Any payment made by Lessee pursuant to this paragraph shall include an amount equal to any taxes required to be paid by Lessor as a result of the receipt of such payment. "Hazardous Materials" shall mean any dangerous, toxic or hazardous pollutants, chemicals, wastes or substances as defined in any federal, state, local laws, statutes, regulations, requirements or ordinances.

Section 31. Use, Maintenance and Operation, Equipment Marking, Return. The following shall be added as Section 31 of the Lease.

"Notwithstanding any provision of this Lease to the contrary, the following provisions shall be made a part of this Lease:

- a) Nature and Place of Use. Throughout the term of the Lease Lessee agrees that each Item of Equipment: will

be used and maintained in compliance with all Interchange Rules, and applicable laws, including all laws of the jurisdictions in which its operations involving the Equipment may extend; will remain in the possession and control of Lessee or a Class I railroad under contract with the Lessee; will be located only in the United States and be used or operated only for the purposes for which it was designed and intended; and will be used and maintained in compliance with all applicable requirements of the insurance policies maintained pursuant to Section 15 of this Lease Agreement.

- b) Maintenance. (1) Throughout the term of this Lease, Lessee, at its own expense, will maintain, service, repair, and overhaul, as necessary, or will cause to be maintained, serviced, repaired, and overhauled, each Item of Equipment: (a) consistent with Lessee's standards for similar owned and leased equipment, a copy of such standards if ever put in writing will be promptly provided to Lessor and from time to time promptly upon any amendment thereto; (b) in compliance with all Interchange Rules; (c) such that it is mechanically suitable for interchange and sale to or use by a Class I Railroad; and (d) in accordance with all manufacturer recommended maintenance and warranty procedures and in compliance with all applicable safety bulletins issued by the manufacturer. Lessee will not operate any Item of Equipment with broken, unserviceable, or missing parts or remove parts that diminish the value, life, utility, or intended use of the Item of Equipment. Lessee shall keep written records of all maintenance and repairs and such records shall be made available for inspection by Lessor or its representative(s) upon reasonable notice. Any material alterations or modifications to the Equipment shall require the written consent of Lessor.
- c) Marking. Lessee agrees, at all times and at its expense, to cause each Item of Equipment to be kept numbered with the identification or serial number therefor, and maintain such reasonable equipment reporting marking(s) on each Item of Equipment as from time to time may be required by the Interchange Rules or otherwise reasonably deemed necessary by Lessor in order to protect the title of Lessor thereto, and the rights of Lessor under this Lease. Lessee shall not by reason of any such marking(s) acquire or have any right, title or interest in the Equipment except the rights granted it as Lessee hereunder.
- d) Interchange Rules. For purposes of this Lease, the term "Interchange Rules" shall mean - all codes, rules, interpretations, laws or orders governing hire, use, condition, repair and all other matters

pertaining to the interchange of freight traffic reasonably interpreted as being applicable to the Equipment, adopted and in effect from time to time by the Association of American Railroads and any other organization, association, agency, or governmental authority, including the Interstate Commerce Commission and the United States Department of Transportation which may from time to time be responsible for or have authority to impose such codes, rules, interpretations, laws or orders.

In addition to other terms contained in this Lease, Lessee agrees to return the Equipment to Lessor with all equipment originally furnished through or acceptable replacements. All such equipment shall be installed and in good working order pursuant to interchange rules.

Engine and power train assemblies will operate at rated capacities. Truck assemblies, axle and suspension components including, but not limited to, wheels, bearings, levers, seals, brake beams and shoes will be within the specifications required by interchange rules. Frames and bodies will be in good condition, free of cracks, holes, or other structural damage which materially impair the use of the Equipment for its intended purpose.

Lessee will provide Lessor with copies of all maintenance and repair records applicable to the Equipment returned hereunder.

II. INCORPORATION OF TERMS

Except as amended herein, all the terms of the Lease Agreement shall remain in full force and effect.

EXECUTED effective as of the day and year first above written.

FARM CREDIT LEASING
SERVICES CORPORATION

By: [Signature]
Its: Vice President

[Signature]
(Lessee)

By: [Signature]
Its: _____

FARM CREDIT LEASING

Schedule A

1600 Colonnade
5500 Wayzata BLVD
Minneapolis MN 55416-1252

Contract Number 046-6025471
Application Number 529689
Customer Number 1791-000-000
Customer Unit Number _____

This Schedule A, when executed by both Lessee and Lessor shall be made a part of that Lease Agreement dated August 1 1995 ("Lease") between Lessee and Lessor.

Lessee:

Southern Minnesota Beet Sugar Cooperative

By: Loeu C. Pappas (please print or type full name) 8/31/95 Date
Signature [Signature]
Title (corporations only) CEO
Signature _____ Date _____
Title (corporations only) _____
Signature _____ Date _____
Signature _____ Date _____

Lessor:

Farm Credit Leasing Services Corporation

By: [Signature] Signature
U. De Debilly Title
Date _____

1600 Colonnade
5500 Wayzata BLVD
Minneapolis MN 55416-1252

Contact Dean Debilly Phone (612)-329-8305

Mailing address P.O. Box 550 City Renville County Renville State MN Zip code 56284
Vendor name _____ Address _____ City/State/Zip code _____ Contact _____ Phone _____

EQUIPMENT

Asset	New/Used	MACRS Life	Quantity/Year/Manufacturer/Model/Description/Serial Number	Equipment Cost	Fixed Purchase Option or TRA amount by asset if
A	Used	7	1950's EMD SW-1 Railroad Locomotive #734	\$106,700.00	\$0.00
B			(See attached Schedule A-1)		
C					
D					

TOTAL NET EQUIPMENT COST (show sales tax separately, if applicable) \$106,700.00

Down Payment \$ 0 Refund to Lessee? Yes No Trade-in \$ 0 Refund to Lessee? Yes No
Purchase option type: Fixed Purchase Option (FPO) Terminal Rental Adjustment (TRA) (Transportation Addendum required)
 Fair Market Value (FMV) Other _____
Transportation Addendum applies Yes No Addendum Date 08/01/1995 Tax Indemnity applies Yes No
Federal Income tax exempt Yes No If yes, why? _____ Sales tax exempt Yes No If yes, Tax ID# _____ If no, FCL to capitalize tax: Yes No

FCL USE ONLY

FCPR 10 FC DC Yes No Estimate Basis OF Promotion In-service Date Term Expires Authorization Number

SCHEDULE A-1

FARM CREDIT LEASING

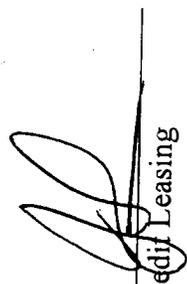
1600 Colonnade
 5500 Wayzata BLVD
 Minneapolis, MN 55416-1252

Lessee Name: Southern Minnesota Beet Sugar Cooperative
 Lease Factor: .01474
 Commencement Date: September 1, 1995
 Customer Number : 1791-000-000
 Application #: 529689
 Lease Agreement Date: August 1, 1995
 Terms: 84 months
 Lessor #: 046

Contract #	Asset #	In-Service	Year	Model	Description	Serial #s	Domicile	Cost	Monthly Rent
6025471	149426	09/01/95	1950's	EMD SW-1	600 HP Railroad Locomotive No. 734	1792/G2422	Renville, MN	106,700.00	1,572.39

James E. Suppe

Southern Minnesota Beet Sugar Cooperative


 Farm Credit Leasing

AM-011 (11/94)

ACKNOWLEDGMENT ONLY OF CONTACT GUARANTY

This Lease guaranteed by:		This Lease guaranteed by:	
Name (print name of guarantor)		Name (print name of guarantor)	
Signature		Signature	

GUARANTOR'S ACKNOWLEDGMENT (IF APPLICABLE)

COMMENTS

Security Deposit	\$ 0	Lesse Percentage for purposes of Lease Purchase Addendum	N/A
Daily Billing Option	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Floating Rate, indexed to 90-day Farm Credit Discount Rate	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
1. Irregular rent detail*	N/A	Mo/Yr Payment Amount	Mo/Yr Payment Amount
2. Lease Rate	.01474	84	84
3. Factor	84	Minimum Lease Term (in months)	84
4. Scheduled Lease Term (in months)	84	Rental amount* (Detail irregular rents below)	\$1,572.39
5. Advance			

All areas must be completed in the Lease Pricing section. Areas that do not apply in this section must be marked as N/A.

LEASE PRICING

Asset ID No.	Company/Street Address/Rural Route
A	
B	
C	
D	

EQUIPMENT LOG