

**OSTER**  
**Researching Services**

12897 Colonial Dr • Mt Airy, Md 21771  
301-253-6040

RECORDATION NO. 18215 FILED 1425

APR 28 1993 8:50 AM

INTERSTATE COMMERCE COMMISSION

April 28, 1993

Ms. Mildred Lee  
Recordations Unit  
Interstate Commerce Commission  
12th & Constitution Avenue, N.W.  
Washington, D.C. 20423

Dear Ms. Lee:

Enclosed is a Locomotive Operating Lease Agreement dated February 23, 1993, between the following parties:

Lessor: Electro-Motive Division,  
General Motors Corp.  
La Grange, IL 60525

Lessee: Union Pacific Railroad  
Omaha, NE 68179

The equipment involved in this transaction is listed on Schedule A to the document.

Please file this agreement as a primary document. The filing fee of \$16 is enclosed. Thank you.

Sincerely,

*Mary Ann Oster*

Mary Ann Oster  
Research Consultant

Enclosures

*Completed Mary Ann Oster*

## LOCOMOTIVE OPERATING LEASE AGREEMENT

Original

THIS LEASE, made and entered into as of this 27th day of February, 1993, by and between Electro-Motive Division, General Motors Corporation, a Delaware corporation, hereinafter called "Lessor", and the **Union Pacific Railroad Company**, a Utah corporation, hereinafter called "Lessee".

REGISTRATION NO. 18215 FILED 1425

LESSOR AND LESSEE HEREBY AGREE AND COVENANT AS FOLLOWS:

APR 28 1993 9:50 AM

1. Lease:

- (a) Lessee agrees to lease from Lessor the locomotives described in **Schedule A** hereto together with all replacement parts, additions, repairs and accessories incorporated therein and/or affixed thereto (the "Locomotives") for use by Lessee in revenue service.
- (b) Lessee will cause the Locomotives to be kept numbered with the identification numbers set forth in **Schedule A** and will keep and maintain, permanently and conspicuously marked on each side of each Locomotive, in letters not less than one inch in height, the words "General Motors Corporation, Electro-Motive Division Owner", with appropriate changes thereof as from time to time may be required by law, in the opinion of Lessor, in order to protect the Lessor's title to and interest in the Locomotives and the rights of the Lessor under this Lease. Lessee will not place any Locomotive in operation or exercise any control or dominion over the same unless such words are so marked and will replace promptly any such markings which may be removed, obliterated, defaced or destroyed. Lessee will not change the identification number of any Locomotive unless and until a statement of the new number therefor is delivered to Lessor and filed in all public offices where this Lease may be filed.
- (c) Lessee will not allow the name of any person, association or corporation to be placed on any Locomotive as a designation that might be interpreted as a claim of ownership.

2. Rent/Term:

- (a) Rent with respect to each Locomotive shall commence when it is delivered to an interchange point on Lessee's lines designated by Lessor, and shall continue for the period stated in **Schedule B** hereto. The Daily Rental shall be determined in accordance with **Schedule B** hereto, Lessee shall be entitled to an abatement of the Daily Rental for each day a Locomotive is out of service for any repair which is a responsibility of the Lessor under **Schedule C** hereto.
- (b) Delinquent installments of rent shall bear interest at the rate of 1-1/2% per month if not prohibited by law, otherwise at the highest lawful contract rate.
- (c) Lessee shall not be entitled to any reduction of rent nor any setoff, counterclaim, recoupment or defense against rent or any other amount payable hereunder for any reason whatsoever, including, but not limited to, reductions, setoffs, counterclaims, recoupments or defenses due or alleged to be due by reason of any past, present or future claims of Lessee against Lessor or any other person for any reason whatsoever, except as otherwise provided herein; nor shall this Lease terminate nor the obligations of Lessee be otherwise affected by reason of any defect in the condition, design, operation or fitness for use of any Locomotive or damage to or loss of possession or use or destruction thereof from whatever cause and of whatever duration except as otherwise provided herein.

3. Warranties and Representations:

Lessee acknowledges that Lessor has no knowledge or information as to the condition or suitability of the Locomotives for Lessee's purposes and Lessor's decision to enter into this Lease is made in reliance on Lessee's undertakings herein. LESSOR MAKES NO REPRESENTATION OR WARRANTY OF ANY KIND RESPECTING THE LOCOMOTIVES, WHETHER STATUTORY, WRITTEN, ORAL OR IMPLIED, AND LESSOR HAS NOT MADE AND SHALL NOT BE DEEMED BY VIRTUE OF HAVING EXECUTED THIS LEASE TO HAVE MADE ANY REPRESENTATION OR WARRANTY AS TO THE MERCHANTABILITY, FITNESS FOR A PARTICULAR PURPOSE, DESIGN OR CONDITION OF THE LOCOMOTIVES, ALL OF WHICH ARE EXPRESSLY DISCLAIMED AND LESSOR SHALL NOT BE LIABLE, IN CONTRACT, OR TORT BECAUSE OF ANY DEFECT WHETHER HIDDEN, LATENT, OR OTHERWISE DISCOVERABLE OR NONDISCOVERABLE RESPECTING ANY LOCOMOTIVE. Lessee accordingly agrees not to assert any claim whatsoever against Lessor based thereon. Lessee further agrees, regardless of cause, not to assert any claim whatsoever against Lessor for loss of anticipatory profits or consequential damages.

4. Payment of Rent:

Lessee shall transfer funds in payment of the monthly rent to the following account within thirty (30) days of receipt of an invoice therefor:

Electro-Motive Division  
General Motors Corporation  
c/o 1st National Bank of Chicago  
Account No. 50-63191  
"Rental Income Account"  
Attn: Assistant Comptroller

5. Recordkeeping; Inspection:

Lessee agrees to keep and maintain and make available to Lessor such records of Lessee's use, operation, inspection, repairs and maintenance of the Locomotives hereunder as shall be reasonably required by Lessor. Lessor's agents shall have the right at all reasonable times to go upon the property of Lessee to inspect the Locomotives.

6. Casualty/Condemnation:

- (a) Lessee shall notify Lessor in the event any Locomotive shall become lost, stolen, destroyed, irreparably damaged, permanently rendered unfit for use or in the reasonable opinion of the Lessee, damaged beyond the economic limit of repair, from any cause whatsoever, other than acts or omissions of Lessor (any such occurrence being hereinafter called a "Casualty Occurrence"). On the payment date next following the date of any Casualty Occurrence, Lessee shall (i) pay to Lessor any unpaid rent due on or prior to such date, and (ii) either pay Lessor the Casualty Value of the Locomotive as stated in **Schedule A** hereto or by mutual agreement, replace such Locomotive with another of like model, and condition with the same accessories free and clear of all liens and encumbrances.
- (b) Upon payment of any Casualty Value or delivery of any substitute Locomotive, the terms of this Lease shall no longer apply to the Locomotive which was the subject of such payment or substitution and title to and rights in such Locomotive shall thereupon vest in the Lessee; provided, however, the Lessor shall have the option, to be exercised within fifteen (15) days after any such payment or substitution by Lessee, to retain the subject Locomotive upon payment to Lessee of the scrap or salvage value thereof, to be determined by mutual agreement or, failing such agreement, by the average of the bids thereon

by three independent parties. Lessee shall furnish Lessor with certificates or other evidence of compliance with this Section 6 as may be reasonably required.

(c) In the event that a Locomotive is taken or requisitioned by condemnation or otherwise by any governmental entity for a period which shall exceed the remaining term hereof, Lessor shall relieve Lessee from rental payments for such Locomotive effective with the date it was first requisitioned or condemned and settle with such governmental entity upon appropriate consideration for such taking. Lessee shall immediately pay over to Lessor any proceeds which it may receive in consideration of any such taking.

7. Indemnity:

Lessee agrees to indemnify, protect and hold harmless Lessor from and against all losses, damages, injuries, liabilities, claims and demands whatsoever, and reasonable expenses in connection therewith, including, but not limited to, reasonable counsel fees arising from: (a) Lessee's failure to promptly perform any of its obligations under Sections 2, 6, 8 or 16 hereof, or (b) injury to persons or property resulting from or based upon the actual or alleged use, or transportation of any Locomotive hereunder, or (c) any repair, servicing or adjustment of any Locomotive or any delay in providing or failure to provide any thereof, or (d) any interruption of service or loss of business. Lessee shall also, at its own cost and expense, defend any and all suits which may be brought against Lessor upon any such liability or claim and shall satisfy, pay and discharge any and all judgments and fines that may be recovered against Lessor in any such action provided Lessor gives Lessee written notice of any such claim or demand. Lessee shall not be required to indemnify Lessor for any loss, liability or expense resulting from the or breach of any repair obligation of Lessor hereunder or gross negligence or willful misconduct of Lessor or from claims for strict liability in tort. The indemnities arising under this Section shall continue in full force and effect notwithstanding the full payment of all other obligations hereunder or the expiration or termination hereof.

Lessee agrees to prepare and deliver to Lessor, upon request and within a reasonable time prior to the required filing date (or to the extent permissible, file on behalf of Lessor) any and all reports (other than tax returns) to be filed by Lessor with any regulatory authority by reason of Lessor's ownership or lease of the Locomotives.

8. Compliance with Law - Repair and Maintenance:

Lessee shall comply with all applicable FRA requirements, the interchange rules of the Association of American Railroads and all other applicable governmental laws, regulations and requirements with respect to the use, maintenance and operation of the Locomotives during this Lease. Lessee shall use the Locomotives only in the manner for which they are designed and intended, so as to subject them only to ordinary wear and tear. Nothing contained herein shall be construed as requiring the Lessee to make modifications, alterations, or additions to or removal from the Locomotive, in order to comply with applicable laws and regulations, all of which are the responsibility of Lessor and are not to acted on by Lessee without Lessor's consent.

The respective obligations of the parties for maintenance of the Locomotives are set forth in **Schedule C**. Except for Lessor's obligations thereunder, nothing shall be construed to limit the obligation of Lessee, at its own cost and expense, to maintain and service the Locomotives in accordance with prudent industry practice and applicable manufacturer recommendations so that they will remain (a) in as good operating condition as when delivered (ordinary wear and tear excepted), (b) in

compliance with all applicable laws and regulations, and (c) suitable for immediate use in line-haul service. The Locomotives shall be maintained or scheduled for maintenance on a basis equivalent to Lessee's customary maintenance schedule for similar equipment. Any parts installed or replacements made by Lessee upon the Locomotives shall be considered accessions to the Locomotives and title thereto shall be immediately vested in Lessor, without cost or expense to Lessor; any failed or worn parts removed by Lessee in connection with any of the foregoing activities become Lessee's property, provided, however, that Lessee may remove from the Locomotives any communications, train control, telemetry, recording and other specialized equipment, which Lessee paid for and installed, but only if such removal may be accomplished without damage to the Locomotives.

9. No Purchase Option: Delivery of Locomotives to Lessor:

Lessee has no option to purchase the Locomotives. Upon any termination of this Lease or at the end of any term of free storage that may be requested by Lessor as provided in Section 2 hereof, Lessee shall deliver the Locomotives to an interchange point on Lessee's property designated by Lessor.

10. Assignment by Lessee:

(a) Lessee shall not assign or sublet its interest under this Lease, or any part hereof, or permit the use or operation of the Locomotives by any other person, firm or corporation without the prior written consent of Lessor. Lessor expressly consents to incidental operation and use on railroads other than the Lessee's under standard run through arrangements. A Locomotive may not be so operated or used outside the United States, except as provided herein.

(b) **Locomotives may be operated in Canada if Lessee makes all filings with Canadian national, provincial and local governmental entities necessary to protect Lessor's ownership interest in the Locomotives. Lessee agrees to take no action to jeopardize Lessor's ownership interest and to indemnify Lessor against any increased cost, expense, liability, or claim, including taxes, that may arise because of such use in Canada.**

(c) Notwithstanding any assignment or sublet as provided in this Section, Lessee shall not be relieved of its obligations hereunder without the written consent of the Lessor.

11. Assignment by Lessor:

Lessor may at any time assign its rights and obligations hereunder. In such event Lessor's assignee shall have, to the extent provided in the assignment, the rights, powers, privileges and remedies of Lessor hereunder; provided, however, that no assignment shall relieve Lessor of its obligations under **Schedule C**. Lessor shall notify Lessee of any assignment no later than ten days after such assignment. Lessor shall indemnify Lessee for any liability that Lessee incurs due to Lessor's failure to notify Lessee of such assignment.

12. Notices:

Unless otherwise specifically provided, any notices to be given under this Lease or any other communications between the parties shall be given by certified mail, postage prepaid in the following manner:

(a) Notices from Lessor to Lessee shall be sent to:

Union Pacific Railroad  
1416 Dodge Street  
Omaha, NE 68179

Attn: Assistant Vice President, Maintenance Operations

or other address that Lessee may indicate by written notice to Lessor.

(b) Notices from Lessee to Lessor shall be sent to:

Electro-Motive Division  
General Motors Corporation  
9301 W. 55th Street  
La Grange, Illinois 60525  
Attention: Manager of Lease Locomotive Operations, Dept. 785

13. Quiet Enjoyment:

So long as Lessee complies with the terms and provisions hereof, Lessee shall be entitled to the use and possession of the Locomotives according to the terms hereof without interference by the Lessor or by any party lawfully claiming by or through the Lessor.

14. Protection of Lessor's Title:

Lessor may, at its option, require Lessee to file this Lease with the Interstate Commerce Commission and elsewhere to protect Lessor's title to the Locomotives. Lessee will, from time to time, execute, acknowledge and deliver to Lessor any and all further instruments reasonably requested by Lessor, for the purpose of protecting Lessor's title to the Locomotives.

15. Taxes:

Lessee or Lessor at Lessee's expense, shall report, pay and discharge when due all license and registration fees, assessments, use and property taxes, gross receipts taxes arising out of this Lease, including without limitation amounts payable under Sections 2, 6, 7, 14 or 19 hereof, and other taxes (excluding any tax measured by Lessor's net income), together with any penalties or interest thereon, imposed by any governmental authority upon the Locomotives, whether or not the same shall be assessed against or in the name of Lessor or Lessee.

16. Performance Obligations of Lessee by Lessor:

In the event that Lessee shall fail duly and promptly to perform any of its obligations hereunder, the Lessor may, at its option, perform same for the account of Lessee without thereby waiving such default. Any amount paid or expense (including reasonable attorneys' fees), incurred by the Lessor in such performance, together with interest at the lesser of 1-1/2% per month or the highest amount allowed by law thereon until paid, shall be payable by the Lessee upon demand as additional rent hereunder.

17. Lessee's Covenants:

Lessee will, during the term of this Lease: (a) defend at Lessee's own cost any action, proceeding or claim affecting the Locomotives; (b) do everything necessary or expedient to preserve or perfect the Lessor's interest in the Locomotives; (c) not misuse, fail to maintain, secrete, sell, rent, lend, encumber or transfer the Locomotives, except as provided in Section 10 hereof; and (d) permit Lessor to enter

upon Lessee's premises or wherever the Locomotives may be located at any reasonable time and upon reasonable notice to inspect the Locomotives. The covenants of this Section shall survive the termination of this Lease.

18. Default:

(a) An event of default shall occur if Lessee:

- (i) fails to pay when due any installment of rent and such failure continues uncured for ten (10) days after written notice thereof to Lessee by Lessor;
- (ii) fails in any of its obligations hereunder and such failure continues uncured for fifteen (15) days after written notice thereof to Lessee by Lessor;
- (iii) ceases doing business as a going concern;
- (iv) files a voluntary petition in bankruptcy or files a petition seeking reorganization, composition, readjustment, liquidation, dissolution or similar arrangement or files an answer admitting the material allegations of a petition filed against it for such purpose.
- (v) consents to or acquiesces in the appointment of a trustee, receiver, or liquidator of it or of any substantial part of its assets;
- (vi) fails to have any proceeding seeking reorganization, arrangement, readjustment, liquidation, dissolution or the appointment of any trustee, receiver or liquidator of any part of its assets dismissed or vacated within sixty (60) days; or
- (vii) attempts to remove, sell, transfer, encumber, part with possession or sublet any Locomotive or any part thereof in a manner prohibited hereunder.

(b) Upon the occurrence of an event of default, Lessor, at its option, may:

- (i) declare all sums due and to become due hereunder immediately due and payable;
- (ii) proceed by appropriate court action to enforce performance by the Lessee of any and all covenants hereof and to recover damages for the breach thereof;
- (iii) demand that Lessee deliver the Locomotives forthwith to Lessor at Lessee's expense at such place as Lessor may designate; or
- (iv) without notice or legal process, enter into any premises of or under control of Lessee or any agent of Lessee where any Locomotive may be and retake all or any item thereof, in accordance with applicable law, Lessee hereby expressly waiving all further rights to possession of the Locomotives and all claims for damages related to any such retaking.

(c) If any statute governing any proceeding hereunder specifies the amount of Lessor's deficiency or other damages for breach of this Lease by the Lessee, Lessor shall be entitled an amount equal to that allowed under such statute.

- (d) Lessor's remedies hereunder shall not be deemed exclusive, but shall be cumulative and may be exercised concurrently or consecutively, and shall be in addition to all other remedies in its favor existing at law or in equity. Lessee hereby waives: (i) any requirements of law which might limit or modify the remedies herein provided, and (ii) any claim to any right of offset against the rental payments due hereunder. Lessor shall, moreover, be entitled to all rights provided for in any bankruptcy act, including the right to take possession of any Locomotive upon any event of default hereunder, regardless of whether Lessee is in reorganization.
- (e) No failure or delay by Lessor in exercising, any right, power or privilege hereunder shall operate as a waiver thereof, nor shall any single or partial exercise of any right, power or privilege by Lessor preclude any other or further exercise thereof, or the exercise of any other right, power or privilege.

19. Choice of Law:

This Lease shall be governed in all respect by the Law of the State of Illinois and shall be deemed to be entered into in the State of Illinois.

20. Miscellaneous:

- (a) The Lessor is responsible for transportation charges for delivery of Locomotives to Lessee and the return of the Locomotives to a point on the Lessee's lines, as specified by Lessor. Transportation charges while on Lessee's lines will be borne by Lessee.
- (b) If any part hereof is contrary to, prohibited by or deemed invalid under applicable laws or regulations of any jurisdiction, such provision shall be inapplicable and deemed omitted but shall not invalidate the remaining provisions hereof.
- (c) This Lease is irrevocable for the full term hereof.
- (d) This Lease and **Schedules A, B, and C** hereto constitute the entire agreement between the parties concerning the Lease of the Locomotives and no modification hereof shall be effective unless reduced to writing and signed by authorized representatives of the parties.

IN WITNESS WHEREOF the parties hereto intending to be legally bound thereby have executed this Agreement as of the date first above written.

General Motors Corporation  
Electro-Motive Division

Attest: \_\_\_\_\_

By: Franklin

Title: Assistant Secretary

Union Pacific Railroad Company

Attest: Larry S. Anderson

By: Jerry J. Halverson

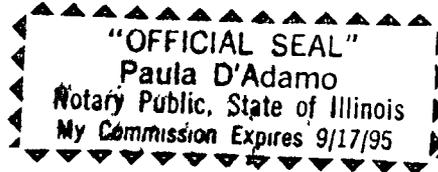
Title: AVP Supply

State of Illinois )  
County of Cook )

On this 23<sup>rd</sup> day of FEBRUARY, 1993, before me personally appeared KEITH McCANLESS, to me personally known, who, being by me duly sworn, did say that he is a representative of Electro-Motive Division, General Motors Corporation, that the instrument was signed on behalf of such corporation by authority of its Board of Directors, and he acknowledged that the execution of the foregoing instrument was the free act and deed of such corporation.

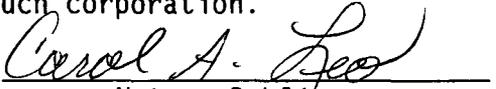
  
Notary Public

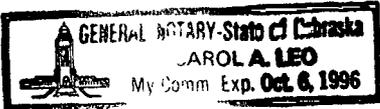
My commission expires:



State of Nebraska )  
County of Douglas )

On this 23rd day of February, 1993, before me personally appeared Jerry J. Habraken, to me personally known, who, being by me duly sworn, did say that he is a representative of the AVP-Supply, that the instrument was signed on behalf of such corporation by authority of its Board of Directors, and he acknowledged that the execution of the foregoing instrument was the free act and deed of such corporation.

  
Notary Public



My commission expires:

October 6, 1996

SCHEDULE A

LEASED LOCOMOTIVES  
Casualty Values

<u>Road Number</u>	<u>Model</u>	<u>Casualty Value</u>
740	GP38-2	\$350,000
744	GP38-2	\$350,000
766	GP38-2	\$350,000
784	GP38-2	\$350,000
789	GP38-2	\$350,000
TBA	GP38-2	\$350,000
TBA	GP38-2	\$350,000

SCHEDULE B

LEASE TERM, DAILY RENTAL RATE, AND OPTIONS

Lease Term

The lease term with respect to each Locomotive delivered pursuant to this Lease shall commence on the date the Certificate of Inspection related thereto is executed and end December 31, 1993.

Lessor reserves the right to substitute locomotives and locomotive models at any time during this lease, provided such substitutions meet with Lessee's approval.

Rent

The daily rent for each Locomotive shall be as follows:

<u>Model</u>	<u>Daily Rent</u>
GP38-2	\$250