

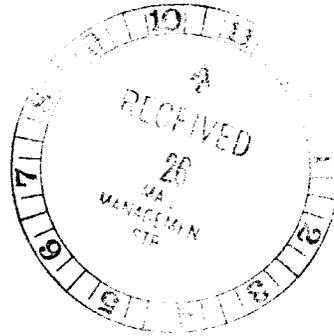
HELM FINANCIAL CORPORATION

One Embarcadero Center • San Francisco, CA 94111

415/398-4510

FAX 415/398-4816

September 12, 2000



Mr. Vernon Williams
Surface Transportation Board
1925 K Street, N.W.
Washington, D.C. 20423-0001

RE: Termination of Net Lease Agreement dated September 12, 2000
("Termination"), by Helm Financial Corporation ("Lessor").

Dear Mr. Williams:

On behalf of Helm Financial Corporation, I submit for filing and recording, under 49 U.S.C. Section 11303(a) and the regulations promulgated thereunder the following document:

Two (2) fully-executed originals of the above-referenced Termination.

In connection with the recording of the Termination, please note the following information:

Name and Address of Lessor: Helm Financial Corporation
One Embarcadero Center, Suite 3700
San Francisco, CA 94111

Name and Address of Lessee: IES Utilities Inc.
200 First Street, S.E.
Cedar Rapids, IA 52401

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

Termination of Net Lease Agreement dated September 12, 2000, between Helm Financial Corporation as Lessor and IES Utilities Inc. as Lessee covering 25 railcars within the series HLMX 78001 - 78222 (ns).

Please file this Termination as a supplementary document to Recordation No. 21155 filed on January 5, 1998 at 12:00 p.m. and return one (1) stamped original to my attention. A check covering the filing fee of twenty-six dollars (\$26.00) is enclosed.

Yours truly,

Alison Drain
Document Administrator

/ad
Enclosures (2)

RECORDATION NO. 21155-A FILED

SEP 26 '00 1:39 PM

SURFACE TRANSPORTATION BOARD

SEP 26 11 32 AM '00
APPROVED FOR FILING
SECTION 11303(a)
RECEIVED

RECEIVED
SURFACE TRANSPORTATION
BOARD

TERMINATION OF NET LEASE AGREEMENT

THIS TERMINATION OF NET LEASE AGREEMENT ("Termination") is dated September 12, 2000 by HELM FINANCIAL CORPORATION, a California corporation ("Lessor").

1. **Recitals.** Lessor entered into the Net Lease Agreement dated as of May 12, 1997 ("Lease"), with IES UTILITIES, INC., an Iowa corporation, with respect to the three hundred fifty-seven (357) railcars more fully described in Schedule A attached hereto. The Lease is on file at the Surface Transportation Board of the Department of Transportation ("STB"), under STB Recordation No. 21155 filed on January 5, 1998 at 12:00 p.m.

The Lease was terminated as of December 24, 1999. The purpose of this Termination of Lease is to provide a formal termination document for filing with the STB.

2. **Termination.** The Lease is hereby formally terminated.

IN WITNESS WHEREOF, Lessor, pursuant to due corporate authority, has caused this Termination of Lease to be signed in its corporate name as of the date first above written.

HELM FINANCIAL CORPORATION

By: John F. Dains

Print Name: John F. Dains

Title: Senior Vice President & CFO

RECORDATION NO. 21155-A FILED

SEP 26 '00 1:39 PM

SURFACE TRANSPORTATION BOARD

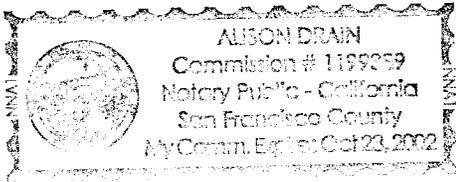
STATE OF CALIFORNIA)
) S.S.
COUNTY OF SAN FRANCISCO)

On September 25, 2000, before me, Alison Drain, personally appeared John F. Dains, Senior Vice President and Chief Financial Officer of **HELM FINANCIAL CORPORATION**,

X personally known to me **-OR-**

 proved to me on the basis of satisfactory evidence

to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.



Witness my hand and official seal.

Alison Drain
SIGNATURE OF THE NOTARY

[Notarial Seal]

SCHEDULE A

To the Termination of Net Lease Agreement dated September 12, 2000.

THE UNITS

Equipment Description:

Twenty-five (25), 100-ton, five pocket, 3850 cubic foot, rapid discharge railcars built by Ortner Freight Car in 1978.

Unit Numbers:

HLMX 78001
HLMX 78017
HLMX 78018
HLMX 78022
HLMX 78030
HLMX 78036
HLMX 78037
HLMX 78045
HLMX 78051
HLMX 78061
HLMX 78082
HLMX 78090
HLMX 78102
HLMX 78116
HLMX 78137
HLMX 78144
HLMX 78145
HLMX 78170
HLMX 78171
HLMX 78180
HLMX 78189
HLMX 78190
HLMX 78197
HLMX 78208
HLMX 78222