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LAWYERS

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SURFACE TRANSPORTATION BOARD

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January 16, 2013

VIA E-FILING

Ms. Barbara Saddler
Surface Transportation Board
395 E Street, SW
Washington, DC 20024

Dear Ms. Saddler,

Enclosed for recording with the Surface Transportation Board is a Security Agreement dated December 18, 2012, a primary document as defined in the Board's Rules for the Recordation of Documents. The filing fee of \$42.00 should be placed on our account (23017).

The names and addresses of the parties to the enclosed document are:

Lender: Hancock Bank
25 W I-65 Service Rd N
Mobile, AL 36608

Grantor/
Debtor: Walter Haffner Company
P.O. Box 16111
Mobile, AL 36616-1611

Equipment: Twenty-one total railcars; identified and described in Exhibit A.

Summary: Security Agreement dated 12/18/12 between Hancock Bank as Lender and Walter Haffner Company as Grantor/Debtor including 21 Railcars attached hereto.

Yours truly,

Clifford C. Brady
Attorney for Hancock Bank

CCB/ebb/ Enclosures

Walter Haffner Company
P.O. Box 16111
Mobile, AL 36616-111
(Hereinafter referred to as "Debtor")

Hancock Bank of Alabama
25 W I-65 Service Rd N
Mobile, Alabama 36608
(Hereinafter referred to as "Bank")

SECURITY AGREEMENT

This Security Agreement is made this 18 day of December, 2012 by Walter Haffner Company, a Delaware Corporation, hereinafter referred to as "Debtor," which term means individually, collectively, and interchangeably any, each and/or all of them) in favor of Hancock Bank of Alabama ("Secured Party").

Debtor is obligated to Bank pursuant to a Promissory Note in the principal amount of \$1,575,000.00 executed by Debtor in favor of Bank of even date herewith.

To secure payment of all obligations and liabilities of Borrower, and of any one or more of them, to Secured Party, direct or contingent, due or to become due, now existing or hereafter arising, including, without limitation, all future advances, with interest, attorneys' fees, expenses of collection and costs, and further including, without limitation, obligations to Secured Party on promissory notes, checks, overdrafts, letter-of-credit agreements, loan agreements, security documents, collateral assignments of rents and contract rights, endorsements, continuing guaranties and this Security Agreement (collectively, the "Obligations"), Debtor pledges to Secured Party, and grants to Secured Party a continuing security interest in, and a right of set-off and compensation against, (a) all property of Debtor or in which Debtor has an interest that is now or hereafter on deposit with, in the possession of, under the control of or held by Secured Party, including, without limitation, all cash, deposit accounts, funds on deposit, stocks, bonds, treasury obligations, and other securities, investment property, financial assets, securities accounts, notes, documents, instruments, certificates of deposit, items, chattel paper, and other property (except IRA, pension, and other tax-deferred retirement accounts) and (b) the following described property, now or hereafter owned by Debtor and wherever located:

- | | |
|---|--|
| <input type="checkbox"/> all accounts, inventory and chattel paper | <input type="checkbox"/> all chattel paper |
| <input checked="" type="checkbox"/> all property described on Exhibit A | <input type="checkbox"/> all general intangibles |
| <input type="checkbox"/> all documents | <input checked="" type="checkbox"/> all equipment described on Exhibit A |

together with all property added to or substituted for any of the foregoing, and all interest, dividends, income, fruits, returns, accessions, profits, corporate distributions (including, without limitation, stock splits and stock dividends), products and proceeds of any of the foregoing (collectively, "Collateral"). The terms "accounts," "instruments," "account debtor," "documents,"

“equipment,” “general intangibles,” “inventory,” “chattel paper,” “investment property,” “deposit accounts,” “securities accounts,” “financial assets” and “proceeds” shall have the meanings provided in the Alabama Uniform Commercial Code.

All Collateral shall remain subject to this Security Agreement until all of the Obligations have been paid and any financing statements filed in connection with this Security Agreement have been terminated. Secured Party may renew certificates of deposit or other renewable items included in the Collateral. All interest, dividends, income, fruits, returns, accessions, profits, corporate distributions (including, without limitation, stock splits and stock dividends), and proceeds with respect to the Collateral shall be delivered upon receipt to Secured Party in negotiable form. Debtor shall execute any endorsements, assignments, stock powers and financing statements with respect to the Collateral, in form and substance satisfactory to Secured Party, that Secured Party may request.

Debtor represents and warrants that (a) Secured Party shall at all times have a perfected first priority security interest in the Collateral free of all other security interests, liens and claims, and (b) the description and identification of the Collateral and Debtor's name, social security or taxpayer identification number, and principal residence or chief executive office are correctly stated herein. Debtor shall act to toll the statute of limitations with respect to the Collateral no later than sixty (60) days prior to the date on which enforcement would be barred, and shall execute any additional documents reasonably required to perfect the security interest of Secured Party in the Collateral. Debtor represents that the Collateral is in good repair and condition and that Debtor shall use reasonable care to prevent Collateral from being damaged or depreciating, normal wear and tear excepted. Debtor shall immediately notify Bank of any material loss or damage to Collateral. Should any Collateral decline in value after the date of this Security Agreement, Debtor shall, within five (5) days after receiving notice from Secured Party of such decline in value, grant a security interest in additional property satisfactory to Secured Party. Debtor authorizes Secured Party, in its sole discretion (a) to notify the obligor on any Collateral to make payments directly to Secured Party; (b) to receive and recover any money or other property at any time due with respect to the Collateral and in connection therewith, endorse notes, checks, drafts or other evidence of payments; and (c) to settle, adjust and compromise, in Secured Party's sole discretion, all present and future claims arising with respect to the Collateral. To the extent that any stocks, bonds or other securities are included in the Collateral, Debtor (a) covenants not to vote any Collateral in any manner that would adversely affect Secured Party's rights and (b) authorizes Secured Party, in its discretion, to transfer to or register in its name or the name of its nominee any of the Collateral, with or without indication of the security interest herein created. Secured Party is not obligated to take any of the foregoing actions or to preserve Debtor's rights with respect to the Collateral including, without limitation, rights against prior parties and shall not be liable in any manner with respect to the Collateral. Any responsibility of Secured Party with respect to the Collateral, whether arising contractually or as a matter of law, is hereby expressly waived.

If Debtor's accounts are subject to this Security Agreement, Debtor agrees to administer its accounts and the proceeds thereof in a fiduciary capacity for Secured Party, take all actions necessary to collect the accounts, and immediately deposit all proceeds of the accounts into Debtor's deposit account with Secured Party. Upon request, Debtor shall at any time (a) furnish to Secured Party within ten (10) days a list of the accounts, showing the name, address and the amount owed by each account debtor, and (b) mark on all bills, invoices and statements issued in connection with the accounts that the account is subject to a security agreement with Secured Party and is payable to

Secured Party at Secured Party's address. If Debtor accepts chattel paper or instruments in payment of accounts, goods or services, Debtor shall promptly deliver all such chattel paper and instruments to Secured Party in negotiable form.

Debtor shall at all times permit Secured Party, its officers and agents, access to the Collateral and to all books, records and data relating to the Collateral, for inspection and for verification of the existence, condition and value of the Collateral. Debtor shall furnish all assistance and information that Secured Party may require to conduct such inspections and verifications. Upon request, Debtor, at its expense, shall cause or permit an independent certified public accountant, appraiser or other expert selected by Secured Party to prepare and deliver to Secured Party a verification of the existence, condition or value of the Collateral.

Debtor shall not alienate or encumber the Collateral, except for sales of inventory, goods or services in the ordinary course of Debtor's business. Debtor shall not create or permit to exist any lien, claim or security interest on the Collateral except in favor of Secured Party. Debtor shall not, without the prior written consent of Secured Party (a) change Debtor's domicile, name, legal form or taxpayer identification number, (b) move the location of its principal place of business or chief executive office, or (c) move the Collateral from the locations disclosed on Schedule 1.

If Debtor or Borrower defaults in the timely payment or performance of any of the Obligations, or if any warranty or representation of Debtor or Borrower to Secured Party should be untrue at any time, then, at the option of Secured Party, the Obligations shall be immediately due and payable in full without notice or demand, and Secured Party (a) may sell, assign, transfer and effectively deliver all or any part of the Collateral at public or private sale, without recourse to judicial proceedings and without demand, appraisal or advertisement, all of which are hereby expressly waived by Debtor to the fullest extent permitted by law, and (b) may cause all or any part of the Collateral to be seized and sold, under writ issued in execution of judgment obtained upon the Obligations, or under other legal procedure. Debtor grants to Secured Party an irrevocable power of attorney (coupled with an interest) to exercise, after default, at Secured Party's sole discretionary option and without any obligation to do so, all rights that Debtor has with respect to the Collateral, including, without limitation, the right to exercise all rights of inspection, deriving from Debtor's ownership of or other interest in the Collateral. If the proceeds from the sale or enforcement of the Collateral are insufficient to satisfy all of the Obligations in full, all parties obligated thereon shall remain fully obligated for any deficiency. The rights and remedies of Secured Party hereunder are cumulative, may be exercised singly or concurrently, and are in addition to any rights and remedies of Secured Party under applicable law.

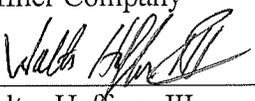
Without releasing or affecting any of its rights, Secured Party may, one or more times, in its sole discretion, without notice to or the consent of Debtor or Borrower, take any one or more of the following actions: (a) release, renew or modify the obligations of Debtor, Borrower or any other party; (b) release, exchange, modify, or surrender in whole or in part Secured Party's rights with respect to any collateral for the Obligations; (c) modify or alter the term, interest rate or due date of any payment of any of the Obligations; (d) grant any postponements, compromises, indulgences, waivers, surrenders or discharges or modify the terms of its agreements with Debtor or Borrower; (e) change its manner of doing business with Debtor, Borrower or any other party; or (f) impute payments or proceeds of any collateral furnished for any of the Obligations, in whole or in part, to any of the Obligations, or retain the payments or proceeds as collateral for the Obligations without applying same toward payment of the Obligations, and Debtor hereby expressly waives any

defenses arising from any such actions. The obligations of Debtor hereunder shall be joint and several and shall bind and obligate Debtor's successors, heirs and assigns. No failure on the part of Bank to exercise, and no delay in exercising any right, power or remedy hereunder shall operate as a waiver thereof, nor shall any single or partial exercise by Bank or any right, power or remedy hereunder preclude any other or further exercise thereof or the exercise of any right, power or remedy. The remedies herein provided are cumulative and are not exclusive of any remedies provided in law, in equity, or in other Loan Documents. Secured Party may assign and transfer the Collateral to an assignee of any of the Obligations, whereupon such transferee shall become vested with all powers and rights granted to Secured Party under this Security Agreement. No waiver, amendment or modification of any provision of this Security Agreement shall be valid unless in writing and signed by Debtor and an officer of Bank. No waiver by Bank of any Default shall operate as a waiver of any other Default or of the same Default on a future occasion. All rights of Bank hereunder are freely assignable, in whole or part, and shall inure to the benefit of and be enforceable by Bank, its successors, assigns and affiliates. Debtor shall not assign its rights and interest hereunder without the prior written consent of Bank, and any attempt by Debtor to assign without Bank's prior written consent is null and void. Any assignment shall not release Debtor from the Obligations. This Security Agreement shall be binding upon Debtor, and the heirs, personal representatives, successors, and assigns of Debtor. This Security Agreement shall be governed by the internal laws of the State of Alabama, provided that where Collateral is located in a jurisdiction other than Alabama, remedies available to Secured Party hereunder and under the laws of such jurisdiction shall be available to Secured Party without regard to any restriction of Alabama law. If any provision of this Security Agreement shall be held to be legally invalid or unenforceable by any court of competent jurisdiction, all remaining provisions of this Security Agreement shall remain in full force and effect.

In witness whereof, Debtor has caused this Security Agreement to be executed under seal on this 18 day of December, 2012.

SECURED PARTY:
Hancock Bank

DEBTOR:
Walter Haffner Company

By: 
Walter Haffner, III
As Its: Vice President

I, Walter Haffner, III, certify that I am the Vice President of Walter Haffner Company that the seal affixed to the foregoing instrument is the corporate seal of said corporation, that the instrument was signed and sealed on behalf of the corporation by authority of its Board of Directors and that I acknowledge that the execution of the foregoing instrument was the free act and deed of the corporation. I further declare (certify, verify or state) under penalty of perjury that the foregoing is true and correct. Executed on the 18 day of December, 2012.

Exhibit A

Equipment: Twenty one (21) 25,000-26,000 gallon exterior coiled and insulated tank cars

| Old Car Initial | Old Car Number | New Car Initial | New Car Number | Build |
|------------------------|-----------------------|------------------------|-----------------------|--------------|
| NATX | 250257 | WCHX | 25250 | 1997 |
| NATX | 250285 | WCHX | 25251 | 1997 |
| NATX | 250286 | WCHX | 25252 | 1997 |
| NATX | 250287 | WCHX | 25253 | 1997 |
| NATX | 250288 | WCHX | 25254 | 1997 |
| NATX | 250289 | WCHX | 25255 | 1997 |
| NATX | 250290 | WCHX | 25256 | 1997 |
| NATX | 250291 | WCHX | 25257 | 1997 |
| NATX | 250292 | WCHX | 25258 | 1997 |
| NATX | 250293 | WCHX | 25259 | 1997 |
| NATX | 250294 | WCHX | 25260 | 1997 |
| NATX | 250295 | WCHX | 25261 | 1997 |
| NATX | 250297 | WCHX | 25262 | 1997 |
| NATX | 250298 | WCHX | 25263 | 1997 |
| NATX | 250299 | WCHX | 25264 | 1997 |
| NATX | 250300 | WCHX | 25265 | 1997 |
| NATX | 250301 | WCHX | 25266 | 1997 |
| NATX | 250302 | WCHX | 25267 | 1997 |
| NATX | 250303 | WCHX | 25268 | 1997 |
| NATX | 250304 | WCHX | 25269 | 1997 |
| NATX | 250305 | WCHX | 25270 | 1997 |

Walter Haffner Company
P.O. Box 16111
Mobile, AL 36616-111
(Hereinafter referred to as "Debtor")

Hancock Bank of Alabama
25 W I-65 Service Rd N
Mobile, Alabama 36608
(Hereinafter referred to as "Bank")

COLLATERAL ASSIGNMENT OF RENTS AND CONTRACT RIGHTS

This COLLATERAL ASSIGNMENT OF RENTS AND CONTRACT RIGHTS (hereinafter referred to as "Collateral Assignment") made this 18 day of December, 2012, by and between Walter Haffner Company, whose address is P.O. Box 16111, Mobile, Alabama 36616 and Hancock Bank of Alabama (hereinafter referred to as "Hancock Bank") whose address is 25 W I-65 Service Rd N, Mobile, Alabama, 36608.

WITNESSETH

Whereas, Walter Haffner Company has executed a Promissory Note in the principal amount of \$1,575,000.00 in favor of Hancock Bank dated December 18, 2012;

Whereas, Walter Haffner Company will enter into or be assigned certain Lease Agreements on the rail cars described in Exhibit A attached hereto.

Whereas, in order to secure its obligations under the Promissory Note and other Loan Documents, Walter Haffner Company has agreed to assign all of its right, title and interest in and to the rent payments due to be received pursuant to the Lease Agreements for the rail cars described in Exhibit A and other contractual rights set forth in the Lease Agreements, said Lease Agreements being attached hereto as Exhibit B and any other amendment, renewal or extension thereof, and also any separate lease agreement for the railcars described on Exhibit A.

NOW THEREFORE, THE PREMISES CONSIDERED, in order to secure its indebtedness to Hancock Bank in the amount of \$1,575,000.00 evidenced by Promissory Note executed by Walter Haffner Company in favor of Hancock Bank, and any renewals, extensions, innovations or modifications of any of the obligations of Walter Haffner Company to Hancock Bank, Walter Haffner Company does hereby assign to Hancock Bank all of its right, title and interest to:

1. All rents, income, receipts and revenues arising under certain Lease Agreements on the rail cars described in Exhibit A attached hereto and any

amendment, renewal or extension thereof and also any separate lease agreement for the railcars described on Exhibit A.

This Assignment of Rents and Contacts Rights is given to secure the indebtedness of Walter Haffner Company to Hancock Bank in the amount of \$1,575,000.00.

Walter Haffner Company represents and warrants to Hancock Bank that it has the absolute right to collect and receive rents pursuant to the terms of the Lease Agreement as attached as Exhibit B; that it has not pledged, encumbered, assigned or otherwise effected its rights to receive rents pursuant to the Contract; that it has the absolute right to pledge the rents and its other rights pursuant to the Contract as set forth herein.

This Assignment is intended to be and constitutes an unconditional, absolute and present assignment from Walter Haffner Company to Hancock Bank to all of Haffner's right, title and interest in and to the rents (subject to the terms and conditions hereof). Notwithstanding that this assignment is effective immediately, so long as there shall exist no default by Walter Haffner Company pursuant to its obligations set forth in the Promissory Note in the amount of \$1,575,000.00 and other loan documents, Walter Haffner Company shall have the right and privilege under a revocable license to collect rents as they shall become due, but not prior to accrual, and to receive and hold the same in the ordinary course of business.

Walter Haffner Company shall and does hereby agree to indemnify Hancock Bank for and to hold Hancock Bank harmless from any and all liability, loss, damage which may or might be incurred under the terms of the said Contract or under or by reason of this assignment and from any and all claims and demands whatsoever which may be asserted against Hancock Bank by reason of any alleged obligation or undertaking on its part to perform or discharge any of the terms, covenants, or agreements contained in the Contract. Walter Haffner Company hereby agrees to defend at its cost and expense any action brought against Hancock Bank that in any way relates to the Contract.

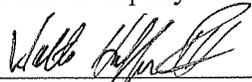
Notwithstanding anything to the contrary set forth in the Promissory Note or any other document executed in connection therewith, there shall be no cure or grace period with respect to Walter Haffner Company default which must expire prior to Hancock Bank's right to collect the rents, income and profits pursuant to the Contract. There shall be no condition precedent other than the Walter Haffner Company's default to Hancock Bank under any of its obligations to Hancock to allow Hancock Bank the absolute right to collect such rents pursuant to the Contract or exercise any of the rights available to it under the Contract as it may deem appropriate. Upon the occurrence of any default, the license granted to Haffner to collect rents pursuant to the Contract shall be immediately and automatically revoked without further notice to or demand upon mortgagor, and Hancock Bank shall have the right, in its discretion, without notice by agent or by a receiver appointed by the Court and without regard to the adequacy of security for the obligations to notify Runyon Industries or its assigns of right to collect rents and take whatever actions it deems appropriate to collect, hold and apply the rents pursuant to the

Contract as set forth herein; sue in its own name for or otherwise collect the rents, including rents past due;

and take whatever actions it deems necessary to collect rents including the prosecution or compromise of any claims to said rents.

In witness whereof, Debtor has caused this Collateral Assignment of Rents and Contractual Rights to be executed under seal on this 18 day of December, 2012.

Walter Haffner Company

By: 

Walter Haffner, III
As Its: Vice President

Exhibit A

Equipment: Twenty one (21) 25,000-26,000 gallon exterior coiled and insulated tank cars

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