

CHEMICALBANK

Business Credit Unit
52 Broadway, 12th Floor, New York, NY 10004
Tel (212) 701-6223

Jacquella M. Clark
Vice President

16534

REGISTRATION NO _____ FILED 1425

September 18, 1989

SEP 25 1989 -3 50 PM

Ms. Mildred Lee
Interstate Commerce Commission
Constitution Avenue at 12th St., N.W., Room 2303
Washington, D.C. 20023

INTERSTATE COMMERCE COMMISSION

9-268A068

Dear Secretary:

On behalf of Chemical Bank, I have enclosed three original counterparts of the document described below to be recorded pursuant to Section 11303 of Title 49 of the United States Code:

Railroad Equipment Security Agreement dated July 21, 1989.

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

Secured Party:

Chemical Bank
56-76 Riverdale Avenue
Bronx, New York 10471
Attention: Business District 50

Debtor:

Eastern Rail, Inc.
600 North Union Avenue
Hillside, New Jersey 07205

The equipment covered by the document consists of one General Electric 50-ton locomotive, bearing the road number of 31225. The locomotive is marked with the legend "OWNERSHIP SUBJECT TO A SECURITY AGREEMENT FILED WITH THE INTERSTATE COMMERCE COMMISSION".

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

Railroad Security Agreement, dated July 21, 1989 covering One General Electric 50-ton locomotive #31225.

A fee of \$13.00 is enclosed. Please return all counterparts not needed by the Commission for recordation, stamped to show recordation, to the undersigned at the following address: Chemical Bank, 52 Broadway, 12th Floor, New York, New York 10004.

Very truly yours,


Jacquella M. Clark

JMC:cbr
/encl.
DK12CB/1.27

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REGISTRATION NO 16534 FILED 1989
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INTERSTATE COMMERCE COMMISSION

RAILROAD EQUIPMENT SECURITY AGREEMENT dated July 21, 1989 (hereinafter called the "Agreement") between **EASTERN RAIL, INC.**, a corporation, (hereinafter called the "Debtor") and **CHEMICAL BANK** a New York banking corporation (hereinafter called the "Secured Party").

The Debtor has requested that the Secured Party make a loan to the Debtor (hereinafter called the "Loan"), evidenced by a promissory note issued or to be issued by the Debtor (hereinafter called the "Note") payable to the order of the Secured Party.

In order to induce the Secured Party to make the Loan, the Debtor has agreed to secure to the extent hereinafter set forth (a) the payment in full of principal of and interest on the Note when and as the same shall become due and payable whether at the stated date for the payment or otherwise and (b) the due and punctual payment of all other monetary obligations of the Debtor to the Secured Party pursuant to the Note and this Agreement (such principal, interest and obligations being hereinafter called the "Obligations").

Accordingly, the Debtor and the Secured Party hereby agree as follows:

ARTICLE ONE

Grant of Security

SECTION 1.01. Grant of Security. The Debtor does hereby transfer, assign, grant, bargain, sell, convey, hypothecate and pledge to the Secured Party, its successors and assigns, a security interest in all right, title and interest of the Debtor which presently exists or which may hereafter arise, in, to and under the following (all of the properties in which the Secured Party is hereby granted a security interest being hereinafter called collectively the "Collateral"):

(a) the units of railroad equipment described in Schedule "A" attached hereto, together with (i) any and all accessories, equipment, parts and improvements now or at any time hereafter attached or appertaining to such units, and (ii) any and all substitutions, renewals and replacements for, and any additions, accessions and accumulations to, any and all of such units (such units of railroad equipment, together with such accessories, equipment, parts, improvements, substitutions, replacements, additions, accessions and accumulations being hereinafter called collectively the "Units" and severally a "Unit");

(b) to the extent not included in the next preceding clause, all rental, issues, income and profit form the Units.

SECTION 1.02. Duration of Security Interest. The security interest granted by the Debtor in and to the Collateral shall remain in

effect at all times until the Debtor shall pay or cause to be paid all Obligations and shall observe and perform all the terms, conditions and agreements contained in this Agreement and the Note.

ARTICLE TWO

Representations, Warranties and Covenants

SECTION 2.01. Representations and Warranties. The Debtor represents and warrants to the Secured Party that (a) the Debtor is the record and beneficial owner of all right, title and interest in the Collateral free and clear of all liens, charges and encumbrances, (b) the Debtor has full right and power to grant a security interest in the Collateral to the Secured Party free of any contractual provision binding on the Debtor or his assets and (c) without limiting the foregoing, there is no financing statement or other filed or recorded instrument in which the Debtor is named and which the Debtor has signed or permitted to be filed or recorded covering any of the Collateral (except the financing statements or other instruments filed or to be filed in respect of the security interest provided herein).

SECTION 2.02. Covenants. The Debtor unconditionally covenants and agrees with the Secured Party as follows:

(a) the Debtor will promptly cause this Security Agreement and each supplement or amendment hereto to be duly filed and recorded with the Interstate Commerce Commission in accordance with Section 20c of the Interstate Commerce Act. The Debtor will do, execute, acknowledge, deliver, file, register and record all and every further acts, deeds, conveyances, transfers and assurances necessary or proper for the better assuring, conveying, assigning and confirming unto the Secured Party all of the Collateral or property intended so to be, whether now owned or hereafter acquired;

(b) the Debtor shall not encumber or grant a security interest in or file a financing statement covering the Collateral, or permit any of the foregoing, without the prior written consent of the Secured Party except as required hereunder;

(c) the Debtor will, at no expense to the Secured Party, do, execute, acknowledge and deliver all and every further acts, deeds, conveyances, transfers and assurances necessary or proper for the perfection of the security interest in the Collateral herein provided for;

(d) the Debtor will not sell, mortgage, transfer or assign (other than to the Secured Party hereunder) its interest in the Units or in any part thereof or in any amount to be received by it from the use or disposition of the Units;

(e) the Debtor will cause the Units and each and every part thereof to be maintained, preserved and kept in safe and good repair,

working order and condition, and will from time to time make or cause to be made all necessary and proper repairs, renewals and replacements so that the value and efficiency of such property shall not be impaired;

(f) the Debtor will from time to time duly pay and discharge or cause to be paid and discharged all taxes, assessments and governmental charges lawfully imposed upon or against the Collateral or any part thereof, and will not suffer to exist any mechanics', laborers', statutory or other lien on the Collateral or any part thereof; provided, however, that nothing herein contained shall be deemed to require the Debtor to pay any tax, assessment, charge or lien, or any claim or demand or mechanics, laborers or others, prior to the due date thereof, or to require the Debtor to pay or discharge any tax, assessment, lien, claim or charge (whether or not due or delinquent) the validity or amount of which is being contested in good faith by appropriate proceedings and which has been adequately reserved against; provided, however, that the Debtor will pay or discharge such tax, assessments, lien, claim or charge if seizure of the Collateral is imminent;

(g) the Debtor will permit the Secured Party to examine its books and records with respect to the Collateral during regular business hours upon reasonable notice to the Debtor;

(h) the Debtor shall not change, or permit to be changed, the identifying letters and numbers of the Units from such identifying letters and numbers set forth in Schedule "A" hereto, except in accordance with a statement of new numbers to be substituted therefor which previously shall have been delivered to the Secured Party and which shall be filed and recorded by the Debtor in like manner as this Agreement;

(i) the Debtor shall not lease the Units, or permit the Units to be leased, to any companies, pursuant to any lease of equipment, except in accordance with the delivery of a financial statement of a new company to the Secured Party for review and with written approval of the Secured Party and said Lease shall be filed and recorded by the Debtor in like manner as this Agreement; and

(j) the Debtor will at all times prior to the return of the Units to the Secured Party, at its own expense, cause to be carried and maintained public liability insurance with respect to third party personal injury and property damage and property insurance in respect of the Units at the time subject hereto. The Debtor will carry such insurance in such amounts (in the case of public liability insurance not less than \$2,000,000 for any one occurrence), for such risks, with such deductibles and with such insurance companies, satisfactory to the Secured Party and, in any event, consistent with prudent industry practice and at least comparable in amounts and against risks customarily insured against by the Debtor in respect of equipment owned or leased by it similar in nature to the Units. The proceeds of any such insurance shall be payable to the Secured Party so long as the indebtedness, if any, shall not have been paid in full. Any

policies of insurance carried in accordance with this paragraph shall require 30 days' prior written notice of cancellation or material change in coverage to the Secured Party, and not be a part of an umbrella policy containing any aggregate coverage limitations. At least five days prior to the first day of delivery of any Unit pursuant, and thereafter not less than 15 days prior to the expiration dates of the expiring policies theretofore delivered pursuant to this Section (j), the Debtor shall deliver to the Secured Party certificates issued by the insurer(s) for the insurance maintained pursuant to this Section (j); provided, however, that if the delivery of any certificate is delayed, the Debtor shall deliver an executed binder with respect thereto and shall deliver the certificate upon receipt thereof.

ARTICLE THREE

Application of Proceeds of Certain Prepayments

Without regard to whether an Event of Default under Article IV hereof has occurred and is continuing, the Debtor agrees that it will pay over to the Secured Party all moneys ("settlement moneys") paid to it pursuant to this Agreement as settlement for the loss, theft, destruction or damage beyond economical repair of any Unit or Units hereunder. The Secured Party shall apply each payment of settlement moneys on the next succeeding date on which interest is payable to the prepayment of principal of the Note. Such prepayment of principal shall be applied in inverse order of principal installments coming due on the Note. From and after the date hereof the Debtor shall promptly transmit to the Secured Party any notice or information it receives concerning loss, theft, destruction or damage beyond economical repair to the Units covered by this Agreement requiring settlement payment hereunder. With respect to all Units for which the Secured Party has received settlement moneys paid to the Debtor as required hereunder, the Secured Party shall execute and deliver to the Debtor, if requested, at the Debtor's expense, a release of the lien of this Security Agreement with respect to such Unit or Units.

ARTICLE FOUR

Events of Default; Remedies

SECTION 4.01. Events of Default. The happening of any of the following events (hereinafter called "Events of Default") shall constitute a default hereunder:

- (a) default shall be made in the payment of principal of, or interest on, the Note when and as the same shall become due and payable, whether at the stated date for the payment thereof, by acceleration or by notice of prepayment or otherwise;

(b) any representation or warranty made herein or in any certificate delivered in connection herewith shall prove to be false or misleading in any material respect;

(c) default shall be made in the due observance or performance of any covenant or agreement to be observed or performed by the Debtor pursuant to the terms hereof or the Note;

(d) final judgment for the payment of money in excess of an aggregate of \$25,000 shall be rendered against the Debtor and the same shall remain undischarged for a period of 30 consecutive days during which execution shall not be effectively stayed;

(e) the Debtor shall (i) apply for or consent to the appointment of a receiver, trustee or liquidator of any of his property, (ii) admit in writing his inability to pay his debts as they mature, (iii) make a general assignment for the benefit of creditors, (iv) be adjudicated a bankrupt or insolvent or (v) file a voluntary petition in bankruptcy, or a petition or an answer seeking an arrangement with creditors or to take advantage of any bankruptcy, reorganization, insolvency, readjustment of debt, dissolution or liquidation law or statute, or an answer admitting the material allegations of a petition filed against it in any proceeding under any such law or if action shall be taken by the Debtor for the purpose of effecting any of the foregoing; or

(f) an order, judgment or decree shall be entered, without the application, approval or consent of the Debtor by any court of competent jurisdiction, appointing a receiver, trustee or liquidator of the Debtor and such order, judgment or decree shall continue unstayed and in effect for any period of 30 days;

then, in any such case, the Secured Party may, by notice in writing delivered to the Debtor, declare the unpaid principal of the Note to be due and payable, and thereupon the same, together with accrued interest thereon, shall become and be immediately due and payable.

SECTION 4.02. Remedies. In case of the happening of any Event of Default, the Secured Party may by its agent enter upon the premises of the Debtor where any of the Units may be and take possession of all or any part of the Units and withdraw the same from said premises, retaining all payments which up to that time may have been made on account of rental for the Units and otherwise, and shall be entitled to collect, receive and retain all unpaid per diem, incentive per diem, mileage or other charges of any kind earned by the Units, and may lease or otherwise contract for use of any of the Units; or the Secured Party may, with or without retaking possession, sell any of the Units, free from any and all claims of the Debtor at law or in equity, in one lot and as an entirety or in separate lots, at public or private sale for cash or upon credit in the discretion of the Secured Party, and may proceed otherwise to enforce its rights, all subject to any mandatory requirements of law applicable thereto. Upon any such sale, the Secured Party may itself bid for the property offered for sale or any part thereof. Any such sale may be held or conducted at such place and at such time as the Secured Party

may specify, or as may be required by law, and without gathering at the place of sale the Units to be sold, and in general in such manner as the Secured Party may determine.

In case of the happening of an Event of Default, the Secured Party also may proceed to exercise in respect of any Lease and the property covered thereby and the duties, obligations and liabilities of the Lessee thereunder all rights, privileges and remedies in the said Lease or by applicable law permitted or provided to be exercised by the Debtor, including but not limited to the right to receive and collect all rent and other moneys due or to become due thereunder and may exercise all such rights and remedies either in the name of the Secured Party or in the name of the Debtor for the use and benefit of the Secured Party. The Secured Party may sell the rentals reserved under the lease, and all right, title and interest of the Secured Party with respect thereto, at public auction to the highest bidder and either for cash or on credit, the Secured Party to give the Debtor prior written notice of the time and place of holding any such sale, and provided always that the Secured Party shall also comply with any applicable mandatory legal requirements in connection with such sale.

No such taking of possession, withdrawal, lease or sale of the Collateral or any part thereof by the Secured Party shall be a bar to the recovery by the Secured Party from the Debtor of any of the Obligations then or thereafter due and payable, and the Debtor shall be and remain liable for the same until such sums have been realized as, with the proceeds of the lease or sale of the Collateral, shall be sufficient for the discharge and payment in full of all the Obligations.

Any sale or sales pursuant to the provisions hereof, whether under the power of sale granted hereby or pursuant to any legal proceedings, shall operate to divest the Debtor of all right, title, interest, claim and demand whatsoever, either at law or in equity, of, in and to the Collateral so sold, and shall be free and clear of any and all rights of redemption by, through or under the Debtor, the Debtor hereby covenanting and agreeing that it will not at any time insist upon or plead, or take the benefit or advantage of or from, any law now or hereafter in force providing for a valuation or appraisal of the Collateral prior to any sale or sales thereof or providing for any right to redeem the Collateral or any part thereof. The receipt by the Secured Party, or by any person authorized under any judicial proceeding to make any such sale, shall be a sufficient discharge to any purchaser of the Collateral, or of any part thereof, sold as aforesaid; and no such purchaser shall be bound to inquire as to the authorization, necessity or propriety of any such sale. In the event at any such sale the holder or holders of the Note is or are the successful purchaser or purchasers, such holder or holders of said Note shall be entitled, for the purpose of making settlement or payment, to use and apply said Note by crediting thereon the amount apportionable and applicable thereto out of the net proceeds of such sale.

SECTION 4.03. Application of Proceeds. If the Secured Party shall exercise any of the powers conferred upon it by Sections 4.01 and 4.02 hereof, all payments made by the Debtor to the Secured Party,

and the proceeds of any judgment collected from the Debtor by the Secured Party, and the proceeds of every sale or lease by the Secured Party of all or any of the Collateral, together with any other sums which may then be held by the Secured Party under any of the provisions hereof, shall be applied by the Secured Party to the payment in the following order of priority, (a) of all proper charges, expenses or advances made or incurred by the Secured Party in accordance with the provisions of this Agreement and (b) of the interest then due, and of the principal of the Note, whether or not the Note shall have matured by its terms, all such payments to be in full if such proceeds shall be sufficient, and if not sufficient, then pro rata without preference between principal and interest. In the event that, after applying all such sums of money realized by the Secured Party as aforesaid, there shall remain any amount due to the Secured Party under the provisions hereof, the Debtor agrees to pay the amount of such deficit to the Secured Party. In the event that, after applying all such sums of money realized by the Secured Party as aforesaid, there shall remain a surplus in the possession of the Secured Party, such surplus shall be paid to the Debtor.

SECTION 4.04. Obligations Not Affected by Remedies. No retaking of possession of the Units by the Secured Party, or any withdrawal, lease or sale thereof, nor any action or failure or omission to act against the Debtor or in respect of the Collateral or any part thereof on the part of the Secured Party, nor any delay or indulgence granted to the Debtor by the Secured Party, shall affect the obligations of the Debtor hereunder or under the Note.

SECTION 4.05. Remedies Cumulative; Subject to Mandatory Requirements of Law. The remedies in this Agreement provided in favor of the Secured Party shall not be deemed exclusive, but shall be cumulative, and shall be in addition to all other remedies in its favor existing at law or in equity; and such remedies so provided in this Agreement shall be subject in all respects to any mandatory requirements of law at the time applicable thereto, to the extent such requirements may not be waived on the part of the Debtor.

ARTICLE FIVE

Application of Insurance Proceeds

SECTION 5.01. Insurance Proceeds. Any amounts received by the Secured Party from time to time which constitute proceeds of casualty insurance maintained in respect of the Units shall be held by the Secured Party as part of the Collateral and shall be applied by the Secured Party from time to time to any one or more of the following purposes:

(a) so long as no Event of Default has occurred and is continuing, the proceeds of such insurance shall, if the Unit is to be repaired, be released to the Agent in reimbursement for expenditures made for such repair, upon receipt by the Secured Party of a certificate of an unauthorized officer of the Agent to the effect that

any damage to such Unit in respect of which such proceeds were paid has been fully repaired; and

(b) if the insurance proceeds shall not have been released pursuant to the preceding subsection (a) within 180 days from the receipt thereof by the Secured Party, such insurance proceeds shall be applied by the Secured Party (i) first, to prepay the Note and (ii) second, the balance, if any, shall be released to or upon the order of the Debtor on the date of such prepayment of the Note.

ARTICLE SIX

Miscellaneous

SECTION 6.01. Power of Attorney. The Debtor hereby constitutes and appoints the Secured Party the attorney-in-fact of the Debtor with full power of substitution for the purposes of carrying out the provisions of this Agreement and in its name, place and stead to ask, demand, collect, receive, sue for and give acquittance for any and all rents, income and other sums which are assigned hereunder with full power to settle, adjust or compromise any claim thereunder as fully as the Debtor could itself do, and in the discretion of the Secured Party to file any claim or take any other action, either in its own name or in the name of the Debtor or otherwise, which the Secured Party may deem necessary or appropriate to protect and preserve the right, title and interest of the Secured Party in and to such rents and other sums of the security intended to be afforded hereby.

SECTION 6.02. Successors and Assigns. Whenever in this Agreement the Secured Party is referred to, such reference shall be deemed to include the successors and assigns of the Secured Party. All warranties, covenants and agreements by or on behalf of the Debtor which are contained in this Agreement and the Note shall inure to the benefit of the successors and assigns of the Secured Party.

SECTION 6.03. Modification, Amendment or Waiver. No modification, amendment or waiver of any provision of this Agreement, or consent to any departure by the Debtor therefrom, shall in any event be effective unless the same shall be in writing and signed by the Secured Party. No notice to or demand on the Debtor in any case shall entitle it to any other or further notice or demand in the same, similar or other circumstances. Neither any failure nor any delay on the part of the Secured Party in exercising any right, power or privilege hereunder shall operate as a waiver thereof, nor shall a single or partial exercise thereof preclude any other or further exercise or the exercise of any other right, power or privilege.

SECTION 6.04. Severability. In the event any one or more of the provisions contained in this Agreement should be invalid, illegal or unenforceable in any respect, the validity, legality and enforceability of the remaining provisions contained herein shall not in any way be affected or impaired thereby.

SECTION 6.05. Notices. All demands, notices and communications hereunder shall be in writing and shall conclusively be deemed to have been received by a party hereto and to be effective on the day on which delivered to such party at its address set forth below (or at such other address as such party specify to the other party by a notice in accordance with the terms hereof), or if sent by registered mail, on the third business day after the date on which mailed, addressed to such party at such address:

(a) if to the Debtor, at his address set forth next to his signature at the foot of this Agreement; and

(b) if to the Secured Party, at its address at 56-76 Riverdale Avenue, Riverdale, New York _____ BD-50.

SECTION 6.06. Effect of Headings. The Article and Section headings herein are for convenience only and shall not affect the construction hereof.

SECTION 6.07. Applicable Law. This Security Agreement shall be construed in accordance with and be governed by the laws of the State of New York.

IN WITNESS WHEREOF, the Debtor and the Secured Party have duly executed this Security Agreement, on the day and year first above written.

EASTERN RAIL, INC.

By: Ingrid French, Pres.
Title:

Address of Debtor:

600 North Union Avenue
Hillside, New Jersey 07205

[Corporate Seal]

Attest:

John Serio
Assistant Secretary

CHEMICAL BANK

By: [Signature]
Vice President

[Corporate Seal]

Attest:

Jacqueline Clark V.P.

STATE OF)

: ss.:

COUNTY OF)

On this ____ day of _____, 1989, before me personally appeared _____, to me personally known, who, being by me duly sworn, says that he is a Vice President of CHEMICAL BANK, that the seal affixed to the foregoing instrument is the corporate seal of said corporation, that said instrument was signed and sealed on behalf of said corporation by authority of its Board of Director and he acknowledged that the execution of the foregoing instrument was the free act and deed of said corporation.

Notary Public

My Commission expires:

[Notarial Seal]

STATE OF)

: ss.:

COUNTY OF)

On this 29 day of August, 1989, before me personally appeared Ingrid French, to me personally known, who, being by me duly sworn, says that he is a President of EASTERN RAIL, INC., that the seal affixed to the foregoing instrument is the corporate seal of said corporation, that said instrument was signed and sealed on behalf of said corporation by authority of its Board of Director and he acknowledged that the execution of the foregoing instrument was the free act and deed of said corporation.

Victoria Russo
Notary Public

My Commission expires:

[Notarial Seal]

VICTORIA RUSSO
Notary Public, State of New York
No. 4891244
Qualified in Bronx County
Commission Expires August 15, 1992

Interstate Commerce Commission
Washington, D.C. 20423

10/10/89

OFFICE OF THE SECRETARY

Jacquella M Clark
Chemical Bank
Business Credit Unit
52 Broadway 12th Fl.
New York, N.Y. 10004

Dear Sir:

The enclosed document(s) was recorded pursuant to the provisions of Section 11303 of the Interstate Commerce Act, 49 U.S.C. 11303, on 9/25/89 at 3:50pm and assigned recordation number(s). 16534

Sincerely yours,



Noreta R. McGee
Secretary

Enclosure(s)