

## RAILROAD EQUIPMENT SALES CONTRACT

THIS RAILROAD EQUIPMENT SALES CONTRACT ("Contract"), is entered into as of September 10<sup>th</sup> 2025 by and between Union Railroad Company, L.L.C. (hereinafter "Seller") and Virginia & Truckee Railroad (hereinafter "Buyer").

### RECITALS

- A. Seller owns certain railroad equipment that it desires to sell to Buyer, and Buyer desires to purchase certain railroad equipment owned by Seller, see EXHIBIT "A".
- B. Buyer acknowledges that the railroad equipment is being sold "as is, where is" and that Seller makes no representations or warranties as to the quality and/or condition of said railroad equipment.

### AGREEMENT

1. Buyer to Sign Contract. Buyer acknowledges that it has thoroughly read and reviewed this Contract and understands the terms set forth herein. Buyer agrees to sign and return this Contract to Ozark Mountain Railcar (hereinafter "OMR") on or before September 19<sup>th</sup> 2025.

1. Items Purchased. Seller agrees to sell, and Buyer agrees to buy, the railroad equipment and/or items ("Goods") listed on Exhibit "A" attached hereto, and in accordance with the terms and conditions set forth herein (the "Transaction").

- a. Special Conditions. The following special conditions, if any, apply to this Contract:
  - b. All item listed in "Exhibit A" are sold as is where is. Buyer is responsible for removing all items from Seller's property.

2. Delivery. Time is of the essence in the performance of this Contract. Seller will make the Goods available to Buyer immediately after full payment has been received by Seller. After payment has been completed, a Bill of Sale will be executed between Buyer and Seller, and the Transaction will be complete.

3. Seller Representations. The Seller makes the following representations and warranties to the Buyer, all of which shall survive the Closing:


- a. The Seller is to its knowledge the owner of and has the right to sell the Goods, and the Goods are free and clear of all debts, liens, security interests and encumbrances.
- b. Seller has to its knowledge complied with all laws, rules and regulations relating to the Goods.

Buyer's Initials DS  
TG

Seller's Initials Initial  
JWC

4. Warranty; Disclaimers: SELLER WARRANTS THAT THE GOODS OR WORK WILL BE FURNISHED IN ACCORDANCE WITH THE SPECIFICATIONS SET FORTH OR INCORPORATED BY EXPRESS REFERENCE ON THE FACE OF ANY OFFER, ACCEPTANCE OR ORDER ACKNOWLEDGEMENT (AS THE CASE MAY BE) ISSUED BY SELLER THAT INCORPORATES THESE TERMS BY REFERENCE. HOWEVER, NO WARRANTY OF FITNESS FOR ANY PARTICULAR PURPOSE NOR ANY OTHER REPRESENTATION OR WARRANTY, WHETHER EXPRESS OR IMPLIED, IS MADE RESPECTING SAID GOODS OR WORK, OR THE PRODUCTION THEREOF AND THERE ARE NO WARRANTIES WHICH EXTEND BEYOND THE AFOREMENTIONED WARRANTY WITH RESPECT TO SPECIFICATIONS SET FORTH OR INCORPORATED BY EXPRESS REFERENCE ON THE FACE OF ANY OFFER, ACCEPTANCE OR ORDER ACKNOWLEDGEMENT (AS THE CASE MAY BE) ISSUED BY SELLER THAT INCORPORATES THESE TERMS BY EXPRESS REFERENCE. ANY TECHNICAL ADVICE PROVIDED BY SELLER WITH RESPECT TO THE USE OF GOODS OR WORK SOLD HEREUNDER SHALL BE FOR INFORMATIONAL PURPOSES ONLY, AND SELLER MAKES NO REPRESENTATION OR WARRANTY NOR ASSUMES ANY OBLIGATION OR LIABILITY FOR ANY SUCH ADVICE. NOTWITHSTANDING ANYTHING TO THE CONTRARY, NO REPRESENTATION OR WARRANTY WHATSOEVER IS PROVIDED WITH RESPECT TO ANY GOODS OR WORK SOLD ON AN 'AS IS' BASIS.
  
5. Limitation of Remedies and Liabilities: Any claim by Buyer for breach of this Contract must be made in writing promptly, but no later than thirty (30) days after the goods or work are delivered to Buyer, or such claims shall be waived. Buyer's exclusive remedies with respect to any goods or work furnished by Seller hereunder that are found to be not in conformity with this Contract shall be limited exclusively to, at Seller's option, replacement thereof or repayment of the price. Seller's maximum liability for any breach of this Contract shall be limited to the difference between the delivered price of the goods or work covered hereby and the market price of such goods or work at Buyer's destination at the time of such breach. IN NO EVENT SHALL SELLER BE LIABLE FOR PERSONAL INJURY, PROPERTY DAMAGE, LOSS OF PROFIT, DELAY, OR ANY SPECIAL, EXEMPLARY, INDIRECT, INCIDENTAL OR CONSEQUENTIAL DAMAGES WHETHER ARISING FROM CONTRACT, BREACH OF CONTRACT, TORT, SELLER'S NEGLIGENCE, STRICT LIABILITY, OR ANY EXPRESS OR IMPLIED WARRANTY, INCLUDING THE IMPLIED WARRANTIES OF MERCHANTABILITY OR FITNESS FOR A PARTICULAR PURPOSE. NO CLAIMS OF ANY NATURE, WHETHER BASED ON CONTRACT OR OTHERWISE, MAY BE BROUGHT AGAINST SELLER OR ANY OF ITS AFFILIATES TWELVE (12) MONTHS AFTER THE DELIVERY OF THE GOODS OR WORK TO BUYER.

Buyer's Initials DS  


Seller's Initials Initial  


6. Payment. Buyer has agreed to pay seller the total price indicated on Exhibit "A" attached hereto. Payment schedule is as follows:

- a. Payment to be made in full on or before September 19<sup>th</sup> 2025. All payments are to be made via wire transfer. **Wire instructions are included on the last page of this document.**
- b. Ozark Mountain Railcar (Seller's Broker) will be providing escrow and contract services for this transaction.

7. Taxes: To the extent legally permissible, all present and future taxes imposed by any federal, state or local authority of any country which Seller may be required to pay or collect, upon or with reference to the sale, purchase, transportation, delivery, storage, use or consumption of the goods or work, including taxes upon or measured by the receipts therefrom (except net income and equity franchise taxes) shall be for the account of Buyer. The sale is subject to state or local use tax, unless it is specifically exempt from taxation. The sale is not exempt merely because Seller was not required to collect sales tax or made by remote means. Buyer assumes responsibility for correctly assessing and remitting any use tax due to the proper jurisdiction(s).

8. Failure to Timely Pay is a Breach of the Contract. In addition to any other right or remedy provided by law, if Buyer fails to pay for the Goods when due, the Seller, at its option, may treat such failure to pay as a material breach of this Contract, and may cancel this Contract and/or seek other available legal remedies.

9. Risk of Loss; Incidental Transportation and Storage Charges; Title: Risk of loss shall pass to Buyer upon tender of delivery at the delivery point specified in this Contract. Any charges at the delivery point for spotting, switching, handling, storage and other services, and demurrage, shall be for Buyer's account. Seller shall have the right to assess a storage and handling charge for goods left in Seller's possession after notification to Buyer that the goods are available to ship. Title to the goods shall pass to Buyer upon Seller's receipt of full payment for the goods.

10. Default. The occurrence of any one of the following shall constitute a material default under this Contract:

- a. Failure to make the required payment when due.
- b. The insolvency or bankruptcy of either party.
- c. The subjection of the Goods to any levy, seizure, general assignment for the benefit of creditors, application or sale for or by any creditor or government agency.
- d. The failure to make available the Goods in the time and manner provided for under this Contract.

11. Remedies in the Event Default Occurs. In addition to any and all other rights available according to law, if either party defaults by failing to substantially perform any material provision, term or condition of this Contract (including without limitation the failure to make a

Buyer's Initials DS  
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Seller's Initials Initial  
MC

monetary payment when due), the non-defaulting party may elect to terminate this Contract if such default is not cured within three (3) days of providing written notice of the default to the defaulting party. The notice shall describe with sufficient detail the nature of the default.

12. Assignment. Neither party may assign or transfer this Contract without prior written consent of the other party, which consent shall not be unreasonably withheld.

13. Confidential Information. Each party acknowledges that during this course of performance of this Contract, each may obtain confidential information regarding the other party's business. Both parties agree to treat all such information and the terms of this Contract as confidential, and to take all reasonable precautions against disclosure of such information to unauthorized third parties during and after the term of this Contract. Upon request of either party, all documents relating to confidential information will be turned over to that party.

14. Notices. All notices required or permitted under this Contract shall be in writing and shall be deemed delivered when delivered in person or deposited in the United States mail, postage prepaid, and addressed as follows:

If for Seller: Union Railroad Company, L.L.C.  
708 Duquesne Boulevard  
Duquesne, Pennsylvania 15110

If for Buyer: Virginia & Truckee Railroad  
P.O. Box 467  
565 South K Street  
Virginia City, Nevada 89440

15. Amendment. This Contract may be modified or amended if the amendment is made in writing and is signed by both parties.

16. Severability. If any provision of this Contract shall be held to be invalid or unenforceable for any reason, the remaining provisions shall continue to be valid and enforceable. If a court finds that any provision of this Contract is invalid or unenforceable, but that by limiting such provision it would become valid and enforceable, then such provision shall be deemed to be written and enforced as so limited.

17. Entire Agreement. This Contract constitutes the entire agreement between the parties, and no oral agreements or statements will be effective or binding on either party. The provisions of this Contract can only be amended or changed by a written document signed by both Buyer and Seller. This Contract supersedes any prior written or oral agreements that may exist between the parties.

18. Waiver of Contractual Right. The failure of either party to enforce any provision of this Contract shall not be construed as a waiver of limitation of that party's right to subsequently enforce and compel strict compliance with every provision of this Contract.

Buyer's Initials DS  
TG

Seller's Initials Initial  
MC

19. Construction and Attorney's Fees. This Contract shall be construed under the law of the state of Pennsylvania. In the event either party has to bring suit on account of the other party's breach of this Contract, the non-breaching party shall be entitled to reimbursement for its reasonable attorney's fees and costs incurred therein. The parties, by entering into this Contract, agree to waive their right to a jury trial in the event it is necessary to file suit.

18. Ozark Mountain Railcar's Liability. It is specifically understood and agreed to by both parties that Missouri Railroad Group, L.L.C., d/b/a Ozark Mountain Railcar, has made no representations whatsoever based on its knowledge of the Railroad Rolling Stock and Equipment/Parts and has made no investigation to verify any representations made by either Buyer or Seller. Further, it is agreed by both Buyer and Seller to waive any and all claims they may have against OMR as a result of this Contract.

Buyer: Virginia & Truckee Railroad

DocuSigned by:

*Thomas Gray*

9/11/2025 | 12:32 PM PDT

57E3356BA5BF483...

Printed Name: Thomas Gray

Seller: Union Railroad Company, L.L.C.

Signed by:

*Jeffrey W Claney*

9/14/2025 | 2:55 PM EDT

81B89D20F349459...

Printed Name: Jeffrey W Claney, Vice-President Engineering & Asset Management

Exhibit "A"

Item Description	Quantity	Unit Price	Total Price
Gradall Buckets (1 lot of 2) OMR Listing # 37701043		\$4,200.00	\$4,200.00

Total \$ 4,200.00

Buyer's Initials

DS  
*TG*

Seller's Initials

Initial  
*JWC*

Please do not send payment as an ACH transaction, wire transfer only!

This form contains confidential financial information and should only be shared with trusted and known individuals/businesses.

## Ozark Mountain Railcar

### Wire Transfer Instructions

If the sending bank has any questions, please contact Central Bank's wire desk at 573-634-1160.

#### INCOMING WIRE INSTRUCTIONS

Receiving Bank: **Routing # 086500634**  
Central Bank  
Jefferson City, MO, USA

Beneficiary: **Acct# 124124603**  
Missouri Rail Group L.L.C d/b/a Ozark Mountain Railcar  
315 Mincy Lane, Kirbyville, MO 65679

**Additional Information:** Please reference Buyer's name and item being purchased as it appears on the sales contract.

#### INTERNATIONAL INCOMING WIRE INSTRUCTIONS

**SWIFT CODE:** **CTUSUS44**  
**Bank:** Central Bank  
238 Madison Jefferson City, MO, USA  
**Beneficiary:** **Acct# 124124603**  
Missouri Rail Group L.L.C d/b/a Ozark Mountain Railcar  
315 Mincy Lane, Kirbyville, MO 65679  
( Mailing address: P.O. Box 167 Kirbyville, MO 65679)

**Additional Information:** Please reference Buyer's name and item being purchased as it appears on the sales contract.

Buyer's Initials 

Seller's Initials 