

Bill of Sale

BE IT KNOWN, that for payment in the sum of \$2,880,000 the full receipt of which is hereby acknowledged, the undersigned Agramerics Inc (Seller) hereby sells and transfers Everest Railcar Services. (Buyer), the Goods listed on Exhibit A attached hereto.

Seller acknowledges receipt of \$2,880,000 in full for the Goods explicitly listed in Exhibit A. Buyer acknowledges that only the Goods explicitly named on Exhibit A are included in the transfer.

Seller warrants to Buyer that Seller has good and marketable title and registration to the Goods, full authority to sell and transfer the Goods, and that the Goods are sold free of all liens, encumbrances, liabilities, and adverse claims of every nature and description whatsoever. A copy of the certificate of title will also be delivered by Seller to Buyer for all items requiring such title.

Said property is sold in "as is" condition and where currently located. The Seller makes no representations or warranties as to the condition of any of the items listed on Exhibit A.

Buyer hereby acknowledges the personal responsibility for the payment of storage fees, transportation (if applicable), and any other costs associated with the transfer of possession of the Goods, if any.

In the event of litigation to interpret or enforce the provisions contained in this Bill of Sale, the prevailing party shall be entitled to reimbursement for reasonable attorney's fees and costs incurred herein.

IN WITNESS WHEREOF, the Parties have executed this Bill of Sale on January 2nd 2025.

Buyer: Everest Railcar Services

Seller: Agramerics, Inc.

DocuSigned by:
Steven J. Hendricks 1/2/2025 | 1:16 PM EST
7FD95DA964DC4E2...
Printed Name: Steven J. Hendricks

DocuSigned by:
KEVIN DEUEL 1/2/2025 | 11:57 AM PST
73B0B98C5E6C4B2...
Printed Name: Kevin Deuel

EXHIBIT A

<u>Item Description</u>	<u>Quantity</u>	<u>Total Price</u>
<u>6351 Cubic Foot Capacity</u>		
Railroad Covered Hopper Car AJAX #000701	1	\$63,000.00
Railroad Covered Hopper Car AJAX #000702	1	\$63,000.00
Railroad Covered Hopper Car AJAX #000703	1	\$63,000.00
Railroad Covered Hopper Car AJAX #000704	1	\$63,000.00

Railroad Covered Hopper Car AJAX #000705	1	\$63,000.00
Railroad Covered Hopper Car AJAX #000706	1	\$63,000.00
Railroad Covered Hopper Car AJAX #000807	1	\$63,000.00
Railroad Covered Hopper Car AJAX #000808	1	\$63,000.00
Railroad Covered Hopper Car AJAX #000809	1	\$63,000.00
Railroad Covered Hopper Car AJAX #000810	1	\$63,000.00
Railroad Covered Hopper Car AJAX #000811	1	\$63,000.00
Railroad Covered Hopper Car AJAX #000812	1	\$63,000.00

6540 Cubic Foot Capacity

Railroad Covered Hopper Car AJAX #1514	1	\$87,000.00
Railroad Covered Hopper Car AJAX #1515	1	\$87,000.00
Railroad Covered Hopper Car AJAX #1516	1	\$87,000.00
Railroad Covered Hopper Car AJAX #1517	1	\$87,000.00
Railroad Covered Hopper Car AJAX #1518	1	\$87,000.00
Railroad Covered Hopper Car AJAX #1519	1	\$87,000.00
Railroad Covered Hopper Car AJAX #1520	1	\$87,000.00
Railroad Covered Hopper Car AJAX #1521	1	\$87,000.00
Railroad Covered Hopper Car AJAX #1522	1	\$87,000.00
Railroad Covered Hopper Car AJAX #1523	1	\$87,000.00
Railroad Covered Hopper Car AJAX #1524	1	\$87,000.00
Railroad Covered Hopper Car AJAX #1525	1	\$87,000.00

6540 Cubic Foot Capacity

Railroad Covered Hopper Car AJAX #1726	1	\$90,000.00
Railroad Covered Hopper Car AJAX #1727	1	\$90,000.00
Railroad Covered Hopper Car AJAX #1728	1	\$90,000.00
Railroad Covered Hopper Car AJAX #1729	1	\$90,000.00
Railroad Covered Hopper Car AJAX #1730	1	\$90,000.00
Railroad Covered Hopper Car AJAX #1731	1	\$90,000.00
Railroad Covered Hopper Car AJAX #1732	1	\$90,000.00
Railroad Covered Hopper Car AJAX #1733	1	\$90,000.00
Railroad Covered Hopper Car AJAX #1734	1	\$90,000.00
Railroad Covered Hopper Car AJAX #1735	1	\$90,000.00
Railroad Covered Hopper Car AJAX #1736	1	\$90,000.00
Railroad Covered Hopper Car AJAX #1737	1	\$90,000.00

Total \$2,880,000