

BEFORE THE METRO COUNCIL

| | | |
|------------------------------------|---|---------------------------|
| FOR THE PURPOSE OF APPROVING THE |) | Resolution No. 95-2208 |
| LEASE/PURCHASE FINANCING WHEREBY |) | |
| SAWY LEASING CORP. LEASE/PURCHASES |) | Introduced by Mike Burton |
| CERTAIN EQUIPMENT TO METRO |) | Executive Officer |
| PURSUANT TO A LEASE/PURCHASE |) | |
| AGREEMENT; AND AUTHORIZING THE CFO |) | |
| OR HER DESIGNEE TO EXECUTE THE |) | |
| LEASE/PURCHASE AGREEMENT AND SUCH |) | |
| OTHER DOCUMENTS AND CERTIFICATES |) | |
| AS MAY BE NECESSARY TO CARRY OUT |) | |
| THE TRANSACTIONS CONTEMPLATED BY |) | |
| THE AFOREMENTIONED AGREEMENT. |) | |

WHEREAS, Oregon Revised Statutes § 279.101(1) authorizes the governing bodies of special districts, as defined in ORS § 198.010, to enter into binding lease/purchase agreements for the lease of property with the option to purchase such property; and

WHEREAS, the Special Districts Association of Oregon (the "Association") has established its cooperative financing program called the FlexLease Program (the "Program"), which allows special districts in the State of Oregon, as defined in ORS § 198.010 (the "Participating Districts"), to participate in a pooling of the individual Participating Districts' lease/purchase agreements to achieve better interest rates and lower administrative and legal costs; and

WHEREAS, to accomplish the Program, the Association has entered into that certain Master Financing Agreement dated as of June 1, 1995 (the "Master Financing Agreement") with Strand, Atkinson, Williams & York, Incorporated (the "Underwriter") pursuant to which lease/purchase financing and refinancing will be made available by the Underwriter to Participating Districts under the terms set forth in the Master Financing Agreement; and

WHEREAS, Metro (the "District"), is authorized under ORS § 279.101(1) and under the 1992 Metro Charter and Section 8.01.050 of the Metro Code to lease/purchase property: and

WHEREAS, the District desires to finance the purchase of certain personal property pursuant to the Program from SAWY Leasing Corp. ("Lessor"): and

WHEREAS, it is intended that Lessor will, pursuant to a Lease/Purchase Agreement attached hereto as Exhibit A (the "Lease/Purchase Agreement") lease/purchase the property described in the Lease/Purchase Agreement (the "Equipment") to the District, subject to the terms and conditions of and for the purposes set forth in the Lease/Purchase Agreement; now, therefore,

BE IT RESOLVED,

1. That all of the above recitals are true and correct and the Council of the District so finds and determines.

2. That the Lease/Purchase Agreement is hereby approved in substantially the form submitted to and reviewed by the Council, and as attached hereto, with such changes therein as shall be approved by the representative of the District executing said document, said representative's execution thereof to be conclusive evidence of said representative's approval.


3. That Jennifer Sims, Chief Financial Officer, and Craig Prosser, Financial Planning Manager, are designated "Executing Officials" and are hereby separately authorized and directed to execute, attest to and deliver the Lease/Purchase Agreement attached hereto on behalf of and as the act and deed of the District.

4. That the District shall participate in the Program. The total principal component of rental payments under the Lease/Purchase Agreement shall not exceed the Maximum Principal Component of \$75,000. The interest rate for each principal component of rental payment payable under the Lease/Purchase Agreement shall not exceed the interest rate designated under the Program for the due date of such rental

payment in the month in which the Commencement Date of the Lease/Purchase Agreement falls. In no event shall the maximum average interest rate exceed the Maximum Average Interest Rate of 5.59%, provided that the term be rounded up or down to coincide with the payment dates of rental payments under the Program. Execution of the Lease/Purchase Agreement by the Executing Official shall be deemed to be final approval of the final payment schedule to the Lease/Purchase Agreement.

5. That the District shall, and the Executing Officials are hereby authorized and directed to, take such action, expend such funds and execute such other documents, certificates and instruments as may be necessary or desirable to carry out and comply with the intent of this Resolution and to carry out, comply with and perform the duties of the District with respect to the Lease/Purchase Agreement.

ADOPTED by the Metro Council this 12 day of Oct, 1995.



J. Ruth McFarland, Presiding Officer

Approved as to Form:



Daniel B. Cooper, General Counsel

RSR C:\WINWORD\FLEXLEAS\95-2208\RE.DOC

STAFF REPORT

CONSIDERATION OF RESOLUTION 95-2208 FOR THE PURPOSE OF APPROVING THE LEASE/PURCHASE FINANCING WHEREBY SAWY LEASING CORP. LEASE/PURCHASES CERTAIN EQUIPMENT TO METRO PURSUANT TO A LEASE/PURCHASE AGREEMENT; AND AUTHORIZING THE CFO OR HER DESIGNEE TO EXECUTE THE LEASE/PURCHASE AGREEMENT AND SUCH OTHER DOCUMENTS AND CERTIFICATES AS MAY BE NECESSARY TO CARRY OUT THE TRANSACTIONS CONTEMPLATED BY THE AFOREMENTIONED AGREEMENT.

September 11, 1995

Presented by: Craig Prosser

Factual Background and Analysis

Resolution 95-2208 approves a lease financing agreement with SAWY Leasing Corp. (the lessor) for the financing of five computers, one printer and four duplicating machines. The computer equipment and printer will be used by the Creative Services Section of the Information Management Services Division of the Administrative Support Department. The duplicating equipment will be used as part of the replacement program for Metro duplicating equipment and be managed by the Office Services Section of the Information Management Services Division of the Administrative Support Department. The principal component of the lease including fees will not exceed \$75,000 with the final payment in FY 1997-98. Funds to meet the FY 1995-96 debt service on this lease are provided for in the FY 1995-96 Adopted Budget.

This lease financing agreement is initiated under an existing master lease agreement between the Special Districts Association of Oregon and Strand, Atkinson, Williams & York (the underwriter). This master lease gives special districts (including Metro) access to low interest lease financing. This method of financing has been used three times before with Resolutions 93-1854, 94-1870 and 95-2161.

Under this master lease arrangement, interest rates for purchases during a 30-day period are set once each month. Interest rates remain in force during the term of the financing. The current anticipated rate is 5.09%. The maximum average interest rate for these purchases, however, can not exceed 5.59%. This rate is lower than other lease rates available at this time.

This lease financing agreement covers only the specified equipment and software. If Metro chooses to use this financing vehicle for future purchases, a new agreement will be required. Council approval will be required for any new agreements.

Executive Officer's Recommendation

The Executive Officer recommends approval of Resolution No. 95-2208.

RSR

C:\WINWORD\FLEXLEASE\95-2208\SR.DOC

EXHIBIT A

LEASE/PURCHASE AGREEMENT

THIS LEASE/PURCHASE AGREEMENT (the "Agreement") is dated as of November 1, 1995, and is entered into between SAWY Leasing Corp., with its principal office in the State of Oregon ("Lessor"), and Metro, a body corporate and politic existing under the laws of the State of Oregon ("Lessee").

W I T N E S S E T H:

WHEREAS, Oregon Revised Statutes ("ORS") § 279.101(1) authorizes the governing bodies of special districts in the State of Oregon, as defined in ORS § 198.010, to enter into binding lease/purchase agreements for the lease of personal property with an option to purchase such property; and

WHEREAS, the Special Districts Association of Oregon (the "Association") has established its cooperative financing program called the FlexLease Program (the "Program"), which allows districts in the State of Oregon, as defined in ORS § 198.010 (the "Participating Districts"), to participate in a pooling of the individual Participating Districts' lease/purchase agreements to achieve better interest rates and lower administrative and legal costs; and

WHEREAS, to accomplish the Program, the Association has entered into that certain Master Financing Agreement, dated June 1, 1995 (the "Master Financing Agreement"), with Strand, Atkinson, Williams & York, Incorporated (the "Underwriter") pursuant to which lease/purchase financing will be made available by the Underwriter to Participating Districts under the terms set forth in the Master Financing Agreement; and

WHEREAS, Lessor desires to lease the Equipment, as hereinafter described, to Lessee and Lessee desires to lease the Equipment from Lessor pursuant to the Program and subject to the terms and conditions of and for the purposes set forth in this Agreement; and

WHEREAS, Lessee is authorized under the 1992 Metro Charter, the Metro Code and the Constitution and the laws of the State of Oregon to enter into this Agreement for the purposes set forth herein;

NOW, THEREFORE, for and in consideration of the premises and covenants hereinafter contained, the parties hereby agree as follows:

ARTICLE I

Section 1.01. Covenants of Lessee. Lessee represents, covenants and warrants for the benefit of Lessor and any Registered Owners (as hereinafter defined) as follows:

- (a) Lessee is a public body corporate and politic duly organized and existing under the constitution and laws of the State of Oregon with full power and authority to enter into this Agreement and the transactions contemplated hereby and to perform all of its obligations hereunder.
- (b) Lessee will do or cause to be done all things necessary to preserve and keep in full force and effect its existence as a body corporate and politic. To the extent Lessee should merge with another political subdivision under the laws of the State of Oregon, Lessee agrees that as a condition to such merger it will require that the remaining or resulting entity shall be assigned Lessee's rights and shall assume Lessee's obligations hereunder. Lessee shall give Lessor prompt written notice of any such merger together with evidence of the assignment and assumption of Lessee's rights and obligations hereunder by the remaining or resulting entity.
- (c) As set forth in the District's Certificate attached hereto as Schedule 5, Lessee has been duly authorized to execute and deliver this Agreement by proper action by its governing body, or by other appropriate official approval, and all requirements have been met and procedures have occurred in order to ensure the validity and enforceability of this Agreement and Lessee has complied with such public bidding requirements as may be applicable to the acquisition by Lessee of the Equipment hereunder.
- (d) During the Lease Term, the Equipment will perform and will be used by Lessee only for the purpose of performing essential governmental uses and public functions of Lessee consistent with the permissible scope of Lessee's authority.
- (e) Lessee will annually provide the Underwriter with such current financial statements, budgets, proof of appropriation for the ensuing budget year and other financial information relating to the ability of Lessee to continue to perform its obligations under this Agreement as may be requested by Lessor.
- (f) Lessee will comply with all applicable provisions of the Internal Revenue Code of 1986, as amended (the "Code"), including Sections 103 and 148 thereof, and the regulations of the Treasury Department thereunder, from time to time proposed or in effect, in order to maintain the excludability from gross income for federal income tax purposes of the interest component of Rental Payments. Lessee shall not allow the "private business use" of the Equipment, as such term is defined in Section 141(b) of the Code, without first obtaining the prior written consent of Lessor and an opinion of counsel acceptable to Lessor that such private business use will not adversely affect the exemption of the interest components of the Rental Payments from federal income taxation.
- (g) Lessee covenants and agrees that it will use the proceeds of this Agreement as soon as practicable and with all reasonable dispatch for the purpose for which this Agreement has been entered into, and that no part of the proceeds of this Agreement shall be invested in any securities, obligations or other investments except for the temporary period pending such use nor used, at any time, directly or

indirectly, in a manner which, if such use had been reasonably anticipated on the date of issuance of this Agreement, would have caused any portion of this Agreement to be or become "arbitrage bonds" within the meaning of Section 103(b)(2) or Section 148 of the Code and the regulations of the Treasury Department thereunder proposed or in effect at the time of such use and applicable to obligations issued on the date of issuance of this Agreement.

- (h) Lessee represents and warrants that (i) it is a governmental unit under the laws of the State of Oregon with general taxing powers, (ii) this Agreement is not a private activity bond as defined in Section 141 of the Code, (iii) 95% or more of the net proceeds of this Agreement will be used for local government activities of the Lessee and (iv) all gross proceeds received under this Agreement will be expended for the governmental purposes for which this Agreement was entered into within six months after the Commencement Date.
- (j) The execution, delivery and performance of this Agreement and compliance with the provisions hereof by the Lessee does not conflict with or result in a violation or breach or constitute a default under, any resolution, bonds, agreement, indenture, mortgage, note, lease or other instrument to which the Lessee is a party or by which it is bound by any law or any rule, regulation, order or decree of any court, governmental agency or body having jurisdiction over the Lessee or any of its activities or properties resulting in the creation or imposition of any lien, charge or other security interest or encumbrance of any nature whatsoever upon any property or assets of the Lessee or to which it is subject.
- (k) To the best of the Lessee's knowledge, the disclosure material distributed to the Underwriter with the application for the Program, including all financial statements, did not, and as of the date hereof, does not contain any untrue statement of a material fact or omit any material fact necessary to make the statements therein, in light of the circumstances in which they were made, not misleading. There has been no material adverse change in the financial condition or the financial affairs of the Lessee since the date of delivery of such material to the Underwriter.

ARTICLE II

Section 2.01. Definitions. The following terms will have the meanings indicated below unless the context clearly requires otherwise:

"Acquisition Account" is defined in Section 4.02.

"Administrative Expense Payments" is defined in Section 6.02

"Agreement" means this Lease/Purchase Agreement, including the Schedules attached hereto.

"Commencement Date" means the dated date of this Agreement.

"Defeasance Escrow Agreement" is defined in Section 6.04.

"Equipment" means the property described in Schedule 3 and all replacements, repairs, restorations, modifications and improvements thereof or thereto made pursuant to Section 8.01 or Article IX.

"Lease Participation Certificates" means certificates of participation in this Agreement as provided in Section 12.01.

"Lease Term" means the term set forth in Section 4.01.

"Lessee" means the entity described as such in the first paragraph of this Agreement, its successors and assigns.

"Lessor" means the entity described as such in the first paragraph of this Agreement, its successors and its assigns.

"Payment Dates" means the dates on which Rental Payments or Administrative Expense Payments are due under this Agreement, as set forth in Schedule 4.

"Payments" is defined in Section 6.02.

"Registered Owners" means the registered owners of Lease Participation Certificates as shown on the registration books maintained by the Trustee.

"Rental Payments" means the basic rental payments payable by Lessee pursuant to Article VI.

"Trust Agreement" means the Master Trust Agreement dated as of June 1, 1995, among Lessor, the Underwriter and the Trustee, as amended from time to time thereafter.

"Trustee" is defined in Section 12.01.

"Vendor" means the manufacturer of the Equipment as well as the agents or dealers of the manufacturer from whom Lessee, as agent of Lessor, purchased or is purchasing the Equipment.

"Underwriter" is defined in the recitals hereto.

ARTICLE III

Section 3.01. Lease of Equipment. Lessor hereby demises, leases and lets to Lessee, and Lessee rents, leases and hires from Lessor, the Equipment in accordance with this Agreement, for the Lease Term.

ARTICLE IV

Section 4.01. Lease Term. The term of this Agreement shall commence on the Commencement Date and shall terminate on the date upon which all Rental Payments are paid in full, unless terminated sooner pursuant to this Agreement.

Section 4.02. Delivery, Installation and Acceptance of Equipment. Lessee shall order the Equipment, shall cause the Equipment to be delivered and installed at the location specified on Schedule 3 to this Agreement and shall pay all delivery and installation costs, if any, in connection therewith. The proceeds of this Agreement will be disbursed in accordance with the closing memorandum prepared by the Underwriter. To the extent moneys are deposited with the Trustee in escrow for the acquisition of the Equipment (an "Acquisition Account"), such moneys shall be disbursed from the Acquisition Account from time to time upon receipt by the Trustee of a Payment Request in the form attached hereto as Schedule 1. Moneys deposited in the Acquisition Account shall be held uninvested, unless the Addendum Regarding Acquisition Account is attached hereto as Schedule 7 and is executed and delivered by the parties thereto, in which event all interest earnings on such moneys deposited in the Acquisition Account shall be invested and reinvested by the Trustee for the benefit of Lessee. When the Equipment is delivered, installed and accepted as to Lessee's specifications, Lessee shall immediately accept the Equipment and evidence said acceptance by executing and delivering to Lessor the Final Acceptance Certificate substantially in the form attached hereto as Schedule 2.

ARTICLE V

Section 5.01. Enjoyment of Equipment. Lessee shall, during the Lease Term, peaceably and quietly have, hold and enjoy the Equipment, without suit, trouble or hindrance from Lessor, except as expressly set forth in this Agreement. No Registered Owner shall interfere with such quiet use and enjoyment during the Lease Term so long as Lessee is not in default under this Agreement.

Section 5.02. Location; Inspection. Once installed, the Equipment will not be moved from the location specified in Schedule 3 to this Agreement without Lessor's consent, which shall not be unreasonably withheld. Lessor shall have the right at all reasonable times during business hours to enter into and upon the property of Lessee for the purpose of inspecting the Equipment.

ARTICLE VI

Section 6.01. Rental Payments to Constitute a Binding Contractual Obligation of Lessee. Lessor and Lessee understand and intend that the obligation of Lessee to pay Payments hereunder shall constitute a binding contractual obligation of Lessee for the full Lease Term. Lessee covenants to include all such Payments due hereunder in its annual budgets and to make the necessary annual appropriation for all such Payments. This Agreement shall not be subject to termination by Lessee in the event Lessee fails to appropriate Payments.

Section 6.02. Payment of Rental Payments: Lessee shall promptly pay Rental Payments to Lessor in such amounts and on such dates as described in Schedule 4 hereto. Lessee shall also pay,

as additional rental, and as compensation to the Trustee for its services in connection with this Agreement, Administrative Expense Payments, in such amounts and on such dates as described in Schedule 4 hereto. Rental Payments and Administrative Expense payments are referred to herein collectively as "Payments." Payments shall be made exclusively from legally available funds and in lawful money of the United States of America. Payment shall be such that the Lessor or its assigns shall be in receipt of the Payment on the date such Payment is due. In the event the Lessee shall pay by check or draft, such check or draft must be mailed at least three (3) business days prior to the date such Payment is due. In the event Lessee shall pay by wired funds, such funds must be received on the business day on which such Payment is due. Lessee shall pay Lessor a charge on any Payment that is not mailed or wired as required by the previous two sentences at the rate of 12% per annum or the maximum amount permitted by law, whichever is less.

Section 6.03. Interest Component. A portion of each Rental Payment is paid as, and represents payment of, interest, and Schedule 4 hereto sets forth the interest component of each Rental Payment during the Lease Term.

Section 6.04 Defeasance of Payments. Lessee may at any time (except during a period that is more than thirty and fewer than sixty days prior to a prepayment date described in Section 11.01) irrevocably deposit in escrow pursuant to an escrow agreement between Lessee and an escrow agent (the "Defeasance Escrow Agreement") for the purpose of paying all of the principal component, interest component and prepayment premium, if any, accruing under this Agreement to the next prepayment date described in Section 11.01, and the Administrative Expense Payment accruing to the later of the first applicable prepayment date or the next forthcoming Payment Date on which such an Administrative Expense Payment is due, a sum of cash and non-callable securities of the types described in ORS § 288.650 in such aggregate amount, bearing interest at such rates and maturing on such dates as shall be required, in the opinion of an independent public accountant, to provide funds sufficient for such purpose and for the purpose of paying any applicable fee to the Trustee. Moneys and securities held by the escrow agent shall be invested in accordance with the terms of the Defeasance Escrow Agreement. The Defeasance Escrow Agreement shall provide for (a) the transfer to the Paying Agent, prior to each Payment Date which precedes the first applicable prepayment date hereunder of an amount of cash sufficient to pay the Payment due on such date, and (b) the transfer, prior to the next prepayment date, of the remaining cash and the proceeds of the securities held under the Defeasance Escrow Agreement to the Trustee for deposit in the Prepayment Fund or the Administrative Expense Fund, as applicable, in accordance with Section 11.02. Upon such defeasance, all right, title and interest of Lessor in the Equipment shall terminate. Lessee shall take all actions with respect to such deposit of cash and securities which may be necessary or desirable in order to ensure that the exclusion from gross income of the interest component of Rental Payments is not adversely affected.

Section 6.05. Payments to be Unconditional. THE OBLIGATIONS OF LESSEE TO MAKE PAYMENT OF THE RENTAL PAYMENTS AND TO PERFORM AND OBSERVE THE OTHER COVENANTS AND AGREEMENTS CONTAINED HEREIN SHALL BE ABSOLUTE AND UNCONDITIONAL IN ALL EVENTS WITHOUT ABATEMENT, DIMINUTION, DEDUCTION, SET-OFF OR DEFENSE, FOR ANY REASON, INCLUDING WITHOUT LIMITATION, ANY DEFECTS, MALFUNCTIONS, BREAKDOWNS OR INFIRMITIES IN THE EQUIPMENT OR ANY ACCIDENT, CONDEMNATION OR UNFORESEEN CIRCUMSTANCES.

ARTICLE VII

Section 7.01. Title to the Equipment. Upon acceptance of the Equipment by Lessee, title to the Equipment shall vest in Lessee subject to Lessor's rights under this Agreement; provided that title shall thereafter immediately and without any action by Lessee vest in Lessor and Lessee shall immediately surrender possession of the Equipment to Lessor upon (i) any termination of this Agreement for any reason other than the exercise by Lessee of its option to purchase the Equipment pursuant to Article XI or (ii) the occurrence of an Event of Default. It is the intent of the parties hereto that any transfer of title to the Equipment to Lessor pursuant to this Section shall occur automatically without the necessity of any bills of sale, certificates of title or other instruments of conveyance. Nevertheless, Lessee shall execute and deliver any such instruments as Lessor may request to evidence such transfer.

Section 7.02. Security Interest. To secure the payment and performance of all of Lessee's obligations under this Agreement, Lessee grants to Lessor a security interest constituting a first lien on the Equipment and on all additions, attachments, accessions thereto, substitutions therefor and on any proceeds therefrom. Lessee agrees to execute such additional documents, certificates of title, financing statements, affidavits, notices and similar instruments, in form satisfactory to Lessor, which Lessor deems necessary or appropriate to establish and maintain its security interest and, upon assignment, the security interest of the Registered Owners or any other assignee of Lessor in the Equipment.

Section 7.03. Personal Property. The Equipment is and will remain personal property and will not be deemed to be affixed to or a part of the real estate on which it may be situated, notwithstanding that the Equipment or any part thereof may be or hereafter become in any manner physically affixed or attached to real estate or any building thereon. If requested by Lessor, Lessee will, at Lessee's expense, furnish a waiver of any interest in the Equipment from any party having an interest in any such real estate or building.

Section 7.04. Substitution of Equipment. Lessee may substitute for an item of the Equipment under this Agreement another item of personal property of approximately equal or greater market value and with an equal or greater useful life. In the event of any such substitution, Lessee shall deliver to Lessor a certification that the personal property proposed to be substituted has approximately equal or greater market value and an equal or greater useful life as the item of Equipment being substituted for, together with an opinion of counsel acceptable to Lessor to the effect that the proposed substitution will not adversely affect the exemption of the interest components of Rental Payments from federal income taxation. Lessee shall be responsible for all costs and expenses, including counsel fees, of Lessor and the Trustee in connection with any such substitution. Lessee shall cause all fixture filings, certificates of title, financing statements, affidavits, notices and similar instruments to be made or delivered in a timely manner to secure the security interest of Lessor, or the Trustee as assignee of Lessor, in the substituted equipment.

ARTICLE VIII

Section 8.01. Maintenance of Equipment by Lessee. Lessee agrees that it will, at Lessee's own cost and expense, maintain, preserve and keep the Equipment in good repair and working

order. Lessor shall have no responsibility to maintain, repair or make improvements or additions to the Equipment.

Section 8.02. Liens, Taxes, Other Governmental Charges and Utility Charges. Lessee shall keep the Equipment free of all levies, liens and encumbrances except those created by this Agreement. The parties to this Agreement contemplate that the Equipment will be used for a governmental or proprietary purpose of Lessee and, therefore, that the Equipment will be exempt from all property taxes. The Rental Payments payable by Lessee under this Agreement have been established to reflect the savings resulting from this exemption from taxation. Lessee will take such actions which may be necessary under ORS § 307.112 to claim said exemption. Nevertheless, if the use, possession or acquisition of the Equipment is determined to be subject to taxation, or if Lessee fails to make such filings and claims which may be necessary to secure the exemption from property taxation, Lessee shall pay when due all taxes and governmental charges lawfully assessed or levied against or with respect to the Equipment. Lessee shall pay all gas, water, steam, electricity, heat, power, telephone, utility and other charges incurred in the operation, maintenance, use, occupancy and upkeep of the Equipment. Lessee shall pay such taxes or charges as the same may become due; provided that, with respect to any such taxes or charges that may lawfully be paid in installments over a period of years, Lessee shall be obligated to pay only such installments as accrue during the then current fiscal year of the Lease Term.

Section 8.03. Insurance. At its own expense, Lessee shall maintain casualty insurance insuring the Equipment against loss or damage by fire and all other risks covered by the standard extended coverage endorsement then in use in the State of Oregon in an amount equal to at least the replacement cost of the Equipment. Lessee shall furnish to Lessor, at Lessor's request, evidence of such coverage. Lessee shall maintain liability insurance and workers' compensation insurance (or shall self insure against such risks) in accordance with ORS Chapters 30 and 656. All insurance proceeds from casualty losses shall be applied as provided in Article IX of this Agreement.

Section 8.04. Advances. In the event Lessee shall fail to either maintain the insurance required by this Agreement or keep the Equipment in good repair and working order, Lessor may, but shall be under no obligation to, purchase the required insurance or pay the cost of the premiums thereof and maintain and repair the Equipment and pay the cost thereof. All amounts so advanced by Lessor shall constitute additional rent for the Lease Term and shall be due and payable on the next Payment Date and Lessee covenants and agrees to pay such amounts so advanced by Lessor with interest thereon from the date such amounts are advanced until paid at the rate of 12% per annum or the maximum amount permitted by law, whichever is less.

ARTICLE IX

Section 9.01. Damage, Destruction and Condemnation. If (a) the Equipment or any portion thereof is destroyed, in whole or in part, or is damaged by fire or other casualty or (b) title to, or the temporary use of, the Equipment or any part thereof shall be taken under the exercise or threat of the power of eminent domain by any governmental body or by any person, firm or corporation acting pursuant to governmental authority, Lessee and Lessor will cause the Net Proceeds (as hereinafter defined) of any insurance claim, condemnation award or sale under threat of condemnation to be applied to the prompt replacement, repair, restoration, modification or improve-

ment of the Equipment, unless Lessee shall have exercised its right to defease this Agreement as provided herein or unless Lessee shall have exercised its option to prepay the Rental Payments in full, as provided herein. Any balance of the Net Proceeds remaining after such work has been completed shall be paid to Lessee. For purposes of Section 8.03 and this Article, the term "Net Proceeds" shall mean the amount remaining from the gross proceeds of any insurance claim, condemnation award or sale under threat of condemnation after deducting all expenses, including attorneys' fees, incurred in the collection thereof.

Section 9.02. Insufficiency of Net Proceeds. If the Net Proceeds are insufficient to pay in full the cost of any repair, restoration, modification or improvement referred to in Section 9.01, Lessee shall either (a) complete such replacement, repair, restoration, modification or improvement and pay any costs thereof in excess of the amount of the Net Proceeds and, if Lessee shall make any payments pursuant to this Section, Lessee shall not be entitled to any reimbursement therefor from Lessor nor shall Lessee be entitled to any diminution of the amounts payable under Article VI, or (b) defease this Agreement pursuant to Section 6.04, or (c) prepay the Rental Payments in full pursuant to Article XI. The amount of the Net Proceeds, if any, remaining after completing such repair, restoration, modification or improvement or after such defeasance or prepayment may be retained by Lessee.

ARTICLE X

Section 10.01. Disclaimer of Warranties. LESSOR MAKES NO WARRANTY OR REPRESENTATION, EITHER EXPRESS OR IMPLIED, AS TO THE VALUE, DESIGN, CONDITION, MERCHANTABILITY OR FITNESS FOR PARTICULAR PURPOSE OR FITNESS FOR USE OF THE EQUIPMENT, OR WARRANTY WITH RESPECT THERETO. In no event shall Lessor be liable for any incidental, indirect, special or consequential damage in connection with or arising out of this Agreement or the existence, furnishing, functioning or Lessee's use of any item, product or service provided for in this Agreement.

Section 10.02. Vendor's Warranties. Lessor hereby irrevocably appoints Lessee its agent and attorney-in-fact during the Lease Term, so long as Lessee shall not be in default hereunder, to assert from time to time whatever claims and rights (including without limitation warranties) related to the Equipment that Lessor may have against any Vendor. Lessee's sole remedy for the breach of such warranty, indemnification or representation shall be against the Vendor of the Equipment, and not against Lessor, nor shall such matter have any effect whatsoever on the rights and obligations of Lessor with respect to this Agreement, including the right to receive full and timely payments hereunder. Lessee expressly acknowledges that Lessor makes, and has made, no representations or warranties whatsoever as to the existence or the availability of such warranties of the Vendor of the Equipment.

Section 10.03. Use of the Equipment. Lessee will not install, use, operate or maintain the Equipment improperly, carelessly, in violation of any applicable law or in a manner contrary to that contemplated by this Agreement. Lessee shall provide all permits and licenses, if any, necessary for the installation and operation of the Equipment. In addition, Lessee agrees to comply in all respects with all laws of the jurisdiction in which its operations involving any item of Equipment may extend and any legislative, executive, administrative or judicial body exercising any power or jurisdiction

over the items of the Equipment; provided that Lessee may contest in good faith the validity or application of any such law or rule in any reasonable manner that does not, in the opinion of Lessor, adversely affect the interest of Lessor in and to the Equipment or its interest or rights under this Agreement.

ARTICLE XI

Section 11.01. Optional Prepayment. Lessee shall have the option to prepay, in whole or in part (in integral multiples of \$5,000), the unpaid principal component of Rental Payments, on July 1, 1997, or on any July 1 or January 1 thereafter. In order to prepay the Rental Payments in whole, Lessee shall deposit with the Trustee the sum of (a) the interest accrued to the date of prepayment, (b) the Prepayment Price set forth below as a percentage of the principal component of the Rental Payments to be prepaid, (c) the Administrative Expense Payment accruing to the next forthcoming Payment Date on which such an Administrative Expense Payment is due, and (d) a fee to the Trustee in the amount of \$500. In order to prepay the Rental Payments in part, Lessee shall deposit with the Trustee an amount sufficient to pay a portion of the unpaid principal component of Rental Payments that is divisible by \$5,000, which shall equal (a) the interest accrued thereon to the date of prepayment, (b) the Prepayment Price set forth below as a percentage of the principal component of the Rental Payments being prepaid, and (c) a fee to the Trustee in the amount of \$500. If Lessee elects to prepay the Rental Payments in part, sums deposited with the Trustee for that purpose shall be applied to the Rental Payments in inverse order of maturity. The Prepayment Price to be paid in connection with the optional prepayment of the Rental Payments, expressed as a percentage of the principal component of Rental Payments to be prepaid, is as follows:

| <u>Prepayment Dates</u> | <u>Prepayment Price</u> |
|----------------------------------|-------------------------|
| July 1, 1997 and January 1, 1998 | 104% |

Section 11.02. Exercise of Option. Lessee's option to prepay the principal component of Rental Payments shall be exercised by (a) giving written notice to the Trustee of the exercise of such option in the form attached hereto as Schedule 6 at least forty-five (45) days but not more than sixty (60) days prior to the prepayment date, and (b) depositing with the Trustee, along with the written notice of prepayment referred to above, for deposit into the Prepayment Fund or the Administrative Expense Fund, as applicable, the amount of such prepayment. Monies deposited in the Prepayment Fund shall be held uninvested by the Trustee until required to redeem Lease Participation Certificates. In the event that Lessee gives written notice to the Trustee of its intention to exercise its option to prepay but fails to deposit with such notice the amount required under Section 11.01, Lessee shall be obligated to continue to pay Payments as if no such written notice were given and no prepayment shall occur. If Lessee exercises its option to prepay the principal component of Rental Payments in part, the amount of Rental Payments to be paid by Lessee over the remaining Lease Term shall be adjusted so as to reflect the prepayment of the principal component of Rental Payments, and the Underwriter shall prepare a revised Schedule 4 to this Agreement setting forth the amounts of such adjusted Rental Payments.

Section 11.03 Option to Purchase at End of Lease Term. Lessee shall have the option to purchase Lessor's interest in the Equipment on the last day of the Lease Term, without prior notice

to Lessor, if the Agreement is still in effect on such day, upon payment in full of the Payments then due hereunder, if any. Notwithstanding anything expressed or implied herein to the contrary, Lessee shall be deemed to have exercised such purchase option on December 1, 1998, if Lessee has on that date paid all Rental Payments due hereunder, unless Lessee notifies Lessor in writing that it has elected not to exercise such purchase option.

Section 11.04 Effect of Exercise of Option. Upon the prepayment of the Rental Payments in full pursuant to Section 11.02 or the exercise or deemed exercise of Lessee's option to purchase the Equipment pursuant to Section 11.03, this Agreement shall cease, terminate and be discharged, and Lessee shall thereafter hold title to the Equipment free and clear of any and all interests, claims, liens or security interests of Lessor and any assignee of Lessor (including but not limited to the Trustee). Upon the request of Lessee, Lessor and the Trustee, and any assignee of either, shall execute and deliver such documents and instruments as Lessee shall reasonably deem necessary or appropriate in order to evidence such termination and discharge of this Agreement and the termination of all of Lessor's and the Trustee's right, title and interest in and to the Equipment.

ARTICLE XII

Section 12.01. Assignment by Lessor. As part of the Program, Lessor's right, title and interest in, to and under this Agreement and the Equipment will be assigned on the Commencement Date to First Bank National Association, as paying agent, registrar and trustee (the "Trustee"), under the Trust Agreement. Pursuant to the Trust Agreement, lease/purchase agreements of other Participating Districts with the same Commencement Date as this Agreement shall be pooled and jointly marketed pursuant to the Program, and the Trustee shall at the Underwriter's direction execute and deliver certificates of participation in the pooled lease/purchase agreements ("Lease Participation Certificates"). The Trustee has agreed to maintain a register of the owners of all Lease Participation Certificates in the pooled lease/purchase agreements. Lessee agrees to execute all documents, including notices of assignment and chattel mortgages or financing statements that may be reasonably requested by Lessor or the Trustee to protect their respective interests in the Equipment and in this Agreement. In the event that the Lease Participation Certificates of which this Agreement is a part are issued in book entry form, Lessee hereby appoints Lessor its attorney-in-fact for purposes of executing, delivering and performing a letter of representations to the Depository Trust Company.

Section 12.02 Rule 15c2-12 Compliance. Lessee and Lessor agree to cooperate in the preparation of a mutually acceptable disclosure document relating to the offering of certificates of participation in this Agreement and lease/purchase agreements of other participating districts with the same Commencement Date. In the event that the aggregate principal amount of certificates of participation of which this Agreement is a part exceeds \$1,000,000, then Lessee agrees to deem the disclosure document so prepared a final disclosure document (the near final official statement) under Securities and Exchange Commission Rule 15c2-12. Lessee shall not be required to review or be responsible for any information in such disclosure document other than information relating specifically to Lessee.

Section 12.03. Assignment and Subleasing by Lessee. Except as provided in Section 1.01(b), none of Lessee's right, title and interest in, to and under this Agreement and in the

Equipment may be assigned or encumbered by Lessee for any reason; except that Lessee may sublease all or part of the Equipment if Lessee obtains the prior written consent of Lessor and an opinion of counsel satisfactory to Lessor that such subleasing will not adversely affect the exemption of the interest components of the Rental Payments from federal income taxation. Any such sublease of all or part of the Equipment shall be subject to this Agreement and the rights of the Lessor in, to and under this Agreement and the Equipment and Lessee shall remain liable under this Agreement.

Section 12.04. Release and Indemnification Covenants. To the extent permitted by the law, Lessee shall indemnify, protect, hold harmless, save and keep harmless Lessor, the Underwriter and the Trustee and their respective officers, directors, employees, successors and assigns, from and against any and all liability, obligation, loss, claim and damage whatsoever, regardless of cause thereof, and all expenses in connection therewith, including, without limitation, counsel fees and expenses, penalties and interest arising out of or as the result of the entering into of this Agreement, the ownership of any item of the Equipment, the ordering, acquisition, use, operation, condition, purchase, delivery, rejection, storage or return of any item of the Equipment or any accident in connection with the operation, use, condition, possession, storage or return of any item of the Equipment resulting in damage to property or injury to or death to any person; provided that Lessee shall not be required to indemnify Lessor, the Underwriter or the Trustee for their own willful or negligent conduct. The indemnification arising under this Section shall continue in full force and effect notwithstanding the full payment of all obligations under this Agreement or the termination of the Lease Term for any reason.

ARTICLE XIII

Section 13.01. Events of Default Defined. Any of the following shall constitute an "Event of Default" under this Agreement:

- (a) Failure by Lessee to pay any Payment or other payment required to be paid hereunder at the time specified herein;
- (b) Failure by Lessee to observe and perform any covenant, condition or agreement on its part to be observed or performed, other than as referred to in subparagraph (a) above, for a period of thirty (30) days after written notice specifying such failure and requesting that it be remedied is given to Lessee by Lessor, unless Lessor shall agree in writing to an extension of such time prior to its expiration; provided that, if the failure stated in the notice cannot be corrected within the applicable period, Lessor will not unreasonably withhold its consent to an extension of such time if corrective action is instituted by Lessee within the applicable period and diligently pursued until the default is corrected;
- (c) Any statement, representation or warranty made by Lessee in or pursuant to this Lease or its execution, delivery or performance shall prove to have been false, incorrect, misleading or breached in any material respect on the date when made;

- (d) Lessee shall (i) apply for or consent to the appointment of a receiver, trustee, custodian or liquidator of Lessee, or of all or a substantial part of the assets of Lessee, (ii) be unable, fail or admit in writing its inability generally to pay its debts as they become due, (iii) make a general assignment for the benefit of creditors, (iv) have an order for relief entered against it under applicable federal bankruptcy law, or (v) file a voluntary petition in bankruptcy or a petition or an answer seeking reorganization or an arrangement with creditors or taking advantage of any insolvency law or any answer admitting the material allegations of a petition filed against Lessee in any bankruptcy, reorganization or insolvency proceeding; or
- (e) An order, judgment or decree shall be entered by any court of competent jurisdiction, approving a petition or appointing a receiver, trustee, custodian or liquidator of Lessee or of all or a substantial part of the assets of Lessee, in each case without its application, approval or consent, and such order, judgment or decree shall continue unstayed and in effect for any period of 60 consecutive days.

Section 13.02. Remedies on Default. Whenever any Event of Default exists, Lessor shall have the right, at its sole option without any further demand or notice, to take one or any combination of the following remedial steps:

- (a) Without terminating this Agreement, and by written notice to Lessee, Lessor may declare all Payments and other amounts payable by Lessee hereunder to the end of the then current budget year of Lessee to be due, including without limitation delinquent Payments from prior budget years;
- (b) With or without terminating this Agreement, Lessor may enter the premises where the Equipment is located and retake possession of the Equipment or require Lessee at Lessee's expense to promptly return any or all of the Equipment to the possession of Lessor at such place within the United States as Lessor shall specify, and sell or lease the Equipment or, for the account of Lessee, sublease the Equipment, continuing to hold Lessee liable for the difference between (i) a sum sufficient to exercise Lessee's option to defease this Agreement under Section 6.04 as well as any other sums due hereunder, and (ii) the net proceeds of any such sale, lease or sublease (after deducting all expenses of Lessor in exercising its remedies under this Agreement, including without limitation all expenses of taking possession, removing, storing, reconditioning, selling, leasing, or subleasing the Equipment and all brokerage, auctioneer's or attorney's fees);
- (c) Terminating this Agreement, by written notice to Lessee, Lessor may accelerate all outstanding Payments, in which case Lessee agrees to pay to Lessor a sum sufficient to defease this Agreement under Section 6.04 as well as any other sums due hereunder, and upon such payment by Lessee, Lessor's right, title and interest in the Equipment shall terminate;
- (d) By written notice to the Trustee, Lessor may instruct the Trustee to release to Lessor all sums held by the Trustee in the Acquisition Account, such sums to be credited to Lessee's obligations under this Article XIII; and

- (e) Lessor may take whatever action at law or in equity necessary or desirable to enforce its rights in the Equipment and under this Agreement.

Section 13.03. No Remedy Exclusive. No remedy herein conferred upon or reserved to Lessor is intended to be exclusive and every such remedy shall be cumulative and shall be in addition to every other remedy given under this Agreement now or hereafter existing at law or in equity. No delay or omission to exercise any right or power accruing upon any default shall impair any such right or power or shall be construed to be a waiver thereof, but any such right or power may be exercised from time to time and as often as may be deemed expedient. In order to entitle Lessor to exercise any remedy reserved to it in this Article it shall not be necessary to give any notice, other than such notice as may be required in this Article.

ARTICLE XIV

Section 14.01. Notices. All notices, certificates or other communications hereunder shall be sufficiently given and shall be deemed given when delivered or mailed by registered mail, postage prepaid, to the parties hereto at the addresses immediately after the signatures to this Agreement (or at such other address as either party hereto shall designate in writing to the other for notices to such party), to any assignee (other than a Registered Owner) at its address as it appears on the registration books maintained by Lessee and to any Registered Owner at its address as it appears on the registration books maintained by the Trustee.

Section 14.02. Certification as to Arbitrage. Lessee hereby represents as follows:

- (a) The estimated total cost of the Equipment, together with related costs associated with the preparation and execution of this Agreement, will not be less than the total principal amount of the Rental Payments.
- (b) The Equipment has been ordered or is expected to be ordered, and the Equipment is expected to be delivered and installed, and the Vendor fully paid, within six months after the Commencement Date. Lessee shall diligently proceed with such acquisition.
- (c) Lessee has not created or established, and does not expect to create or establish, any sinking fund or other similar fund (i) that is reasonably expected to be used to pay the Rental Payments, or (ii) that may be used solely to prevent a default in the payment of the Rental Payments.
- (d) The Equipment has not been and is not expected to be sold or otherwise disposed of by Lessee, either in whole or in major part, prior to the last maturity of the Rental Payments.
- (e) To the best of Lessee's knowledge, information and belief, the facts and estimates set forth in this Section are accurate and the expectations of the Lessee set forth in this Section are reasonable.

Section 14.03. Binding Effect. This Agreement shall inure to the benefit of and shall be binding upon Lessor and Lessee and their respective successors and assigns.

Section 14.04. Severability. In the event any provision of this Agreement shall be held invalid or unenforceable by any court of competent jurisdiction, such holding shall not invalidate or render unenforceable any other provision hereof.

Section 14.05. Amendments, Changes and Modifications. This Agreement may be amended by Lessor and Lessee; provided that no amendment that affects the rights of the Registered Owners shall be effective unless it shall have been consented to by the Registered Owners of a majority, in principal amount, of the Lease Participation Certificates, if any, then outstanding.

Section 14.06. Execution in Counterparts. This Agreement may be simultaneously executed in several counterparts, each of which shall be an original and all of which shall constitute but one and the same instrument.

Section 14.07. Applicable Law. This Agreement shall be governed by and construed in accordance with the laws of the State of Oregon.

Section 14.08. Captions. The captions or headings in this Agreement are for convenience only and in no way define, limit or describe the scope or intent of any provisions or sections of this Agreement.

IN WITNESS WHEREOF, Lessor and Lessee have caused this Lease/Purchase Agreement to be executed in their names by their duly authorized representatives as of the date first above written.

LESSOR:

SAWY LEASING CORP.

By _____
David Ulbricht, Secretary

Address: 720 S. W. Washington Street, Suite 610
Portland, Oregon 97205

LESSEE:

METRO

By 
Jennifer Sims, Chief Financial Office

ATTEST:

Craig Prosser, Financial Planning Manager

Address: 600 N. E. Grand Avenue
Portland, Oregon 97232

COUNTERPART #___ OF 2 COUNTERPARTS. ONLY
COUNTERPART #1 SHALL BE DEEMED TO BE THE ORIGINAL. NO
SECURITY INTEREST MAY BE CREATED IN THIS AGREEMENT
EXCEPT BY THE TRANSFER AND POSSESSION OF THE ORIGINAL.

SCHEDULE 1 TO LEASE/PURCHASE AGREEMENT

PAYMENT REQUEST

First Bank National Association
1000 S. W. Broadway, Suite 1750
Portland, Oregon 97205
Attention: SDAO FlexLease Program

Re: Lease/Purchase Agreement dated as of November 1, 1995, Series 1995J (the "Agreement"), between SAWY Leasing Corp. as Lessor, and Metro, as Lessee.

Amount Requested: \$ _____

Total Disbursements to Date: \$ _____

Payment Request No.: _____

1. The undersigned, an Authorized Representative of Lessee, hereby requests and authorizes First Bank National Association (the "Trustee") under the Master Trust Agreement among Strand Atkinson, Williams & York, Incorporated, Lessor and the Trustee, to pay to or upon the order of the Lessee the amount specified above for the payment or reimbursement of costs of the Equipment described in Schedule 1 attached.

2. The Lessee hereby certifies that:

(a) the Equipment described in Schedule 1 comprises a portion of the Equipment subject to the Agreement, and has been delivered to, tested or inspected by and accepted by Lessee;

(b) attached hereto are true and correct copies of the manufacturers' or dealers' invoices relating to the Equipment described in Schedule 1, and, if Lessee is requesting reimbursement of costs of Equipment already paid, true and correct copies of cancelled checks or warrants to such manufacturers or dealers evidencing such payment:

(c) as of the date of this Payment Request, no "Event of Default," as that term is defined in the Agreement has occurred and is continuing and no event which with notice or lapse of time, or both, has occurred and is continuing which would constitute such Event of Default.

(d) Lessee is currently maintaining the insurance coverage required by Section 8.03 of the Agreement. If this Payment Request is the first payment request submitted under the Agreement, attached hereto is a true and correct copy of a certificate of insurance which evidences such coverage.

(e) If this Payment Request is the final or only Payment Request to be submitted under the Agreement, attached hereto is a completed and duly executed Final Acceptance Certificate relating to the Equipment.

3. All capitalized terms herein shall have the meanings assigned to them in the Agreement.

METRO

By: _____
Authorized Representative

Dated: _____

SCHEDULE 2 TO LEASE/PURCHASE AGREEMENT

FINAL ACCEPTANCE CERTIFICATE

First Bank National Association
1000 S. W. Broadway, Suite 1750
Portland, Oregon 97205
Attention: SDAO FlexLease Program

Re: Lease/Purchase Agreement dated as of November 1, 1995, Series 1995J, between SAWY Leasing Corp., as Lessor, and Metro, as Lessee.

Ladies and Gentlemen:

In accordance with the above-referenced Lease/Purchase Agreement (the "Agreement"), the undersigned ("Lessee") hereby certifies and represents to and agrees with Lessor as follows:

- (1) The Equipment has been acquired, made, delivered, installed and accepted in full as of the date indicated below.
- (2) Lessee has conducted such inspection and/or testing of the Equipment as it deems necessary and appropriate and hereby acknowledges that it accepts the Equipment for all purposes.
- (3) Lessee is currently maintaining the insurance coverage required by Section 8.03 of the Agreement.
- (4) No event or condition that constitutes, or with notice or lapse of time, or both, would constitute, an Event of Default (as such term is defined in the Agreement) exists at the date hereof.
- (5) Attached is a completed Schedule 3 of the Agreement containing a complete description of the Equipment, including all serial numbers, model numbers, VIN numbers and any other applicable information.

Date: _____

Metro
as Lessee

By: _____
Title: _____

SCHEDULE 3 TO LEASE/PURCHASE AGREEMENT

EQUIPMENT DESCRIPTION

Re: Lease/Purchase Agreement, dated as of November 1, 1995, between SAWY Leasing Corp., as Lessor and Metro, as Lessee.

The Equipment is as follows:

| <u>QUANTITY</u> | <u>DESCRIPTION/SERIAL NUMBERS</u> | <u>LOCATION</u> |
|-----------------|-----------------------------------|--|
| | See attached equipment list | 600 N. E. Grand Avenue Portland, Oregon 97232 |

Equipment List

Administrative Services Department Computer & Copy Machine FlexLease

- (1) 5 each, Computer Workstations composed of
 - Power Mac 7100 8/500
 - 16 MB Ram Upgrade
 - 20" Multiscan monitor
 - Apple Design Keyboard

- (2) 1 each, Printer
 - Hewlett Packard 4 MV Tabloid Printer

- (3) 2 each, copy machine
 - Canon NP6650 II
 - Staple Sorter A1/20 Bin
 - Copy Control

- (4) 1 each, copy machine
 - Canon NP 8530
 - Staple Sorter A-1
 - Copy Control

- (5) 1 each, copy machine
 - Canon NP 6030
 - RDF-C1 Duplex Feeder
 - Pedestal w/Duplex Kit
 - 20 Bin Stapler/Sorter C-1

SCHEDULE 4 TO LEASE/PURCHASE AGREEMENT

PAYMENT SCHEDULE

Re: Lease/Purchase Agreement, dated as of November 1, 1995, between SAWY Leasing Corp., as Lessor and Metro, as Lessee.

All terms used herein have the meanings ascribed to them in the above-referenced Agreement.

- A. Rental Payments. The Rental Payments shall be equal to the total of the amounts set forth in the "Principal" column and the amounts set forth in the "Interest" column for each Payment Date. The interest component of Rental Payments is calculated on the basis of 30-day months and a 360-day year. The principal component of each Rental Payment, set forth in the "Principal" column, bears interest at the rate set forth in the "Coupon" column opposite said amount.
- B. Administrative Expense Payments. The Administrative Expense Payments shall be in the amounts set forth in the "Annual Trustee Fee" column of the Payment Schedule contained in this Schedule 4.
- C. Payment Schedule. The Payment Schedule is attached.

Metro
October 1995 FlexLease Project - \$73,000 Project - 3 Years
Preliminary, for Discussion Purposes Only

| Debt Service Schedule | | | | | | | |
|------------------------------|---------------|---------------|-----------------|-----------------------|--------------------------|--------------------------------|--------------------------------|
| Date | Principal | Annual Coupon | Interest | Total Rental Payments | Plus: Annual Trustee Fee | Total Semi-Annual Debt Service | Annual Summary of Debt Service |
| | | | 0.00 | 0.00 | | 0.00 | |
| 01/01/96 | | | 2,578.13 | 2,578.13 | | 2,578.13 | 2,578.13 |
| 07/01/96 | | | 1,718.75 | 26,718.75 | 150.00 | 26,868.75 | |
| 01/01/97 | 25,000 | 4.300 | 1,181.25 | 1,181.25 | | 1,181.25 | 28,050.00 |
| 07/01/97 | | | 1,181.25 | 26,181.25 | 100.00 | 26,281.25 | |
| 01/01/98 | 25,000 | 4.600 | 606.25 | 606.25 | | 606.25 | 26,887.50 |
| 07/01/98 | | | 606.25 | 25,606.25 | 50.00 | 25,656.25 | |
| 01/01/99 | 25,000 | 4.850 | 0.00 | 0.00 | | 0.00 | 25,656.25 |
| 07/01/99 | | | 0.00 | 0.00 | | | |
| 01/01/00 | | | 0.00 | 0.00 | | | 0.00 |
| 07/01/00 | | | 0.00 | 0.00 | | | |
| 01/01/01 | | | 0.00 | 0.00 | | | |
| SUBTOTAL: | 75,000 | | 7,871.88 | 82,871.88 | 300.00 | 83,171.88 | 83,171.88 |
| ACCRUED: | | | (85.94) | (85.94) | | (85.94) | (85.94) |
| TOTAL: | 75,000 | | 7,785.94 | 82,785.94 | 300.00 | 83,085.94 | 83,085.94 |

v These will be your v
 v actual payments v

SCHEDULE 5 TO LEASE/PURCHASE AGREEMENT

DISTRICT'S CERTIFICATE

Re: Lease/Purchase Agreement, dated as of November 1, 1995, between SAWY Leasing Corp., as Lessor and Metro, as Lessee.

I, the undersigned, the duly appointed, qualified and acting Financial Planning Manager of the above-captioned Lessee do hereby certify this November 7, 1995, as follows:

1. Lessee did, at a regular meeting of the governing body of the Lessee (the "Council") held October 5, 1995 by motion duly made, seconded and carried, in accordance with all requirements of law, approve and authorize the execution and delivery of the above-referenced Lease/Purchase Agreement (the "Agreement") on its behalf by the following named representative of the Lessee, to wit:

| <u>Name</u> | <u>Title</u> | <u>Signature</u> |
|---------------|-------------------------|------------------|
| Jennifer Sims | Chief Financial Officer | _____ |

2. The above-named representative of the Lessee held at the time of such authorization and holds at the present time the office set forth above.

3. The meeting of the council at which the Agreement was approved and authorized to be executed was duly called, regularly convened and attended throughout by the requisite majority of the members thereof and the action approving the Agreement and authorizing the execution thereof has not been altered or rescinded. All meetings of the Council relating to the authorization and delivery of the Agreement have been:

- (a) held within the geographic boundaries of the Lessee;
- (b) open to the public, allowing all people to attend;
- (c) held at places that do not practice discrimination on the basis of race, creed, color, sex, age, national origin or disability;
- (d) announced by public notice reasonably calculated to give actual notice to interested persons, including the news media which have requested notice, such notice has included the time and place of the meeting and the principal subjects anticipated to be considered at such meeting;
- (e) in the case of special meetings, announced with at least 24 hours notice to members of the governing body, the news media which have requested notice and to the general public;

- (f) conducted in accordance with internal procedures of the governing body with a quorum of the governing body in attendance;
- (g) conducted in a place accessible to the disabled; and
- (h) held with a good faith effort made to have an interpreter for hearing impaired persons, to the extent requested by such a person, at its regularly scheduled meetings and held with a reasonable effort made to have an interpreter for hearing impaired persons, to the extent requested by such a person, at its special meetings (as required and defined in ORS 192.630 (5), as amended).

4. Lessee has, in accordance with the requirements of law, fully budgeted and appropriated sufficient funds for the current budget year to make the Rental Payments scheduled to come due during the current budget year and to meet its other obligations for the current budget year and such funds have not been expended for other purposes.

5. No event or condition that constitutes, or with the giving of notice or the lapse of time or both would constitute, an Event of Default (as such term is defined in the Agreement) exists at the date hereof.

6. All insurance required in accordance with the Agreement is currently maintained by the Lessee.

7. To the best of my knowledge after reasonable inquiry, there is no action, suit, proceeding, inquiry or investigation at law or in equity before or by any judicial or administrative court or agency, public board or body, pending or threatened against or which affects Lessee wherein an unfavorable decision, ruling or finding would adversely affect the transactions contemplated by the Agreement, the security interest granted in the Equipment or the enforceability thereof.

8. The budget year of Lessee is from July 1 to June 30.

IN WITNESS WHEREOF, I hereunto set my hand the day and year first above written.

Metro

Craig Prosser, Financial Planning Manager

SCHEDULE 6 TO LEASE/PURCHASE AGREEMENT

NOTICE OF PREPAYMENT

VIA REGISTERED MAIL

First Bank National Association
1000 S. W. Broadway, Suite 1750
Portland, Oregon 97205
Attention: SDAO FlexLease Program

Re: Lease/Purchase Agreement dated as of November 1, 1995, Series 1995J, between SAWY Leasing Corp., as Lessor, and Metro, as Lessee.

Ladies and Gentlemen:

In accordance with the above-referenced Lease/Purchase Agreement (the "Agreement"), the undersigned ("Lessee") hereby exercises its option to prepay the principal component of Rental Payments due under the Agreement on _____ (the "Prepayment Date"). Lessee exercises its option as follows (check one):

_____ Lessee is prepaying the principal component of Rental Payments in full. Enclosed herewith is a check made payable to the Trustee in the amount of the sum of (i) the interest accrued to the date of prepayment, (ii) the Prepayment Price set forth in the Agreement as a percentage of the principal component of the Rental Payments to be prepaid, (iii) the Administrative Expense Payment accruing to the next forthcoming Payment Date on which such an Administrative Expense Payment is due, and (iv) a fee to the Trustee in the amount of \$500.

_____ Lessee is prepaying the principal component of Rental Payments in part. The amount of the principal component that Lessee desires to prepay is \$ _____ (amount prepaid must be at least \$5,000 and must be an integral multiple of \$5,000). Enclosed herewith is a check made payable to the Trustee in the amount of the sum of (i) the interest accrued thereon to the date of prepayment, (ii) the Prepayment Price set forth in the Agreement as a percentage of the principal component of the Rental Payments being prepaid, and (iii) a fee to the Trustee in the amount of \$500.

Lessee hereby acknowledges that the sum hereby deposited with the Trustee will be held uninvested by the Trustee until the Prepayment Date.

Date:

Metro
as Lessee

By: _____

Title: _____