

File no. 9082.

agreement and option.

This agreement made and entered into on this 18th day of December, 1911, by and between, P. Caroni of Eureka in the County of Eureka and State of Nevada, part. of the first part, and Harry Z. Rodger, of Spokane, Washington, party of the second part. witnesseth:

That whereas, the said party of the second part is desirous of securing independent of each other certain mining claims on Adams Hill, and adjacent thereto, in the Eureka mining district in the County of Eureka and State of Nevada to be under one management, for the purpose of acquiring, working and developing the same, of which, the premises hereinafter described is a portion: and, whereas, the party of the first part is desirous of placing the premises hereinafter described, of which he is the owner, so that the said party of the second part may acquire, work and develop the same upon the conditions hereinafter set forth:

Now, therefore, in consideration of the premises and of the covenants and agreements herein contained, the said party of the first part hereby gives, grants, sells, and confirms unto the said party of the second part, the sole and exclusive right and option to purchase the premises hereinafter described upon the terms and conditions hereinafter set forth for the delivery of the deed herein provided for. Said right and option to continue for such time as the party of the second part shall conform to each and all of the conditions herein set forth, and, further, hereby agrees to place forthwith in escrow with the Henderson Banking Company of Elko, Nevada for delivery, a quit claim deed duly acknowledged conveying a good title to the following described mining property, situated on, or adjacent to Adams Hill, in the Eureka mining district in the County of Eureka and State of Nevada, to wit: an undivided one half of the Democrat Lode mining claim, said deed to name as grantor, the said party of the second part, and to be delivered by the said escrow holder to the said party of the second part provided he shall fully and completely comply with each and all of the following conditions to wit:

First: The said party of the second part shall commence work on one or more of the claims on Adams Mill aforesaid to which deeds are to be placed in escrow in accordance with agreements similar hereto, within thirty days from the time the deeds to the above mentioned ground are placed in escrow with the said Escrow Holder, and shall prosecute the said work with the diligence and in a good workmanlike and miner like manner during all the time of the life of this agreement.

Second: The said party of the second part shall not permit any lien to be placed on the said premises during the life of this agreement, or, thereafter, for work or labor done thereon during the life of this agreement, or, for materials or supplies of any kind furnished for working or carrying on any mining operations and further, shall keep posted on said premises at all times during the life of this agreement a notice or notices regarding such liens in form to be dictated and furnished by the said party of the first part or agent, and in such place or places on said premises as shall be designated by the said party of the first part or agent, and also shall permit the said party of the first part or agent to visit or enter upon any part of the said premises at all times during the life of this agreement to see that such notice or notices are posted at any place or places on said premises that the said party of the first part may desire;

Third: Further, that in the event pay ore shall be discovered on any one or more of the groups of claims on, or adjacent to said Adams Mill secured by the party of the second part under this or a similar agreement, the said party of the second part shall develop the same diligently, and, unless prevented by unforeseen or insurmountable obstacles or casualties shall ship the same as described for treatment if the same be required; and, out of the net smelter or mill returns received from said ore so shipped shall pay forthwith twenty-five per cent thereof as royalties to the person and persons whose claims situated on or adjacent to said Adams Mill have been by him secured under this or a

similar agreement in proportion as the selling price of each claim bears to the selling price of all the said claims:

Fourth: Further in the event that the said party of the second part shall exercise the right and option to purchase, herein provided for, the purchase price of the mining property hereinbefore described shall be and he shall pay therefor, the sum of \$2142.85¹⁰/₁₀₀ and said sum shall be payable in full out of said royalties of twenty-five per cent of said net smelter or mill returns, or, otherwise, at any time within three years from the date thereof:

Fifth: Further, that, in the event that any payment shall be made hereunder said payment shall forthwith belong absolutely to the party of the first part as soon as made, and such payment shall be regarded as a part of the consideration thereof:

Sixth: And further that during each calendar year while this agreement is in full force and effect, and the terms and conditions herein named be complied with, any and all taxes shall be paid and the annual assessment work on the property herein described shall be performed and recorded by the party of the second part.

It is mutually agreed by and between the parties unto, that the party of the second part shall have the right to enter upon, work and develop the aforesaid premises and every part thereof, and, in accordance with the terms and conditions thereof, mine, extract, and ship any ore by him so discovered thereon:

Further, that all books, papers, mill or smelter returns, freight bills, and items of expense which refer to the royalties to be paid hereunder shall be open to the inspection of the party of the first part upon demand therefor at the principal office of the party of the second part:

Further, that the said party of the first part at all times during the life of this agreement, or until payment be made for the property herein described, shall have the right, subject to the foregoing, to enter upon and work the said premises, take out ore and oars therefrom, and own so much thereof as may be separated and taken out; but shall do the same without interference with the

operations of the party of the second part:
 further, that payment for said premises shall be made ~~by the party of the second part~~ ^{by the party of the first part} otherwise, at any time before the expiration of three years from the date thereof. Returned checks, enclosed paid shall be absolute proof for the owner holder of any payments hereunder received or made:

further, that all of the agreements herein set forth, and especially the time and times mentioned herein are of the essence thereof, and should the party of the second part fail or neglect to comply with each and all of said agreements, then these presents shall forthwith become and be null and void and of no effect, and, all papers, deeds and contracts relating to and the possession of the premises hereinbefore described shall be forthwith returned to the party of the first part,

and further, that these presents shall bind and extend to the respective parties hereto and their respective heirs and assigns:

Witness our hands and seals in duplicate.
 J. Paroni, (Seal)
 Party of the first part.
 Harry D. Fodgers, (Seal)
 Party of the second part.

State of Nevada } ss
 County of Esmeralda }

This certifies that on this 18th day of Dec. a. d. 1911. personally appeared before me J. A. Brooy a. Notary Public, within and for the said County of Esmeralda, J. Paroni to me personally known to be the person described in and who executed the foregoing instrument, who then and there acknowledged to me that he executed the same freely and voluntarily for the uses and purposes therein mentioned. In witness whereof I have hereunto set my hand and official seal at my office in the said County of Esmeralda on the day first above written.

My Commission expires on the 12th day of June a. d. 1915. (Seal) J. A. Brooy
 Notary Public.

Recorded at the request of J. C. Buchanan April 4. a. d. 1912 at 11 minutes past 3 P. M.

Edgar Cather, Recorder.