Edgar Eather, Recorder

File 10453.

Mineral Hill Consolidated Mines Co. } Lease
To
A. F. Sean

This Indenture made this 25th day of November in the Year of Our Lord One thousand Nine Hundred and Thirteen (1913); by and between the Mineral Hill Consolidated Mines Company, a corporation organized and existing under and by virtue of the State of Arizona, by L. A. Pettibone, General Manager, Lessor, and A. F. Sean, of Cookeville, Tennessee, Lessee, Witnesseth:

That the said Lessor, for and in consideration of the rents, royalties, covenants and agreements hereinafter reserved, and by the said Lessee to be kept, paid and performed, has let and by these presents does let, unto the said Lessee, the following described mining claims situated in the Mineral Hill Mining District, Eureka County Nevada, to wit:

The unpatented mining claims owned and held by the said lessor herein, in said in said Mining District, and by said owner known and described as the "1900 Group": comprising the claims, the "Yecla", the "1900", the "Arizona", and the "Big Sandy"; together with all and singular the improvements thereon, and the appurtenances

thereto appertaining.
To Have and to Hold unto the said lessee for the term of One Year from the date hereof, unless sooner forfeited or determined. It being expressly understood and agreed, however, that the said lessee herein may, at his option, renew this said lease at the expiration thereof should he see fit so to do.
The lessee herein covenants that immediately upon the execution and delivery of this said lease, he will at once start and complete the assessment work on the said group, said assessment work to amount to not less than Four Hundred dollars ($400.) and affidavits of said assessment work filed in the office of the Recorder of Eureka County before the first day of January 1914.
It is further expressly covenanted and agreed that the said lessee hereunder shall pay, as rent or royalty, to the said lessor herein the sum of ten per cent (10%) of the returns on all ores mined from said claims and sold and shipped to the United States Smelting Company, or to any other company chosen and decided upon by the said lessee, prices to be governed by the Engineering & Mining Journal Quotations for the week previous to the time the sales of said ores were made.
It is further agreed by and between the parties hereto that the said sum of Four Hundred Dollars ($400) so advanced by lessee herein for the assessment work aforesaid, shall be returned to him, and retained by him from the first returns on the above mentioned sales of ore, and if the said ten per cent royalty from the first shipment is not sufficient to cover this amount so advanced, then said royalty to be retained by said lessee from the shipment following, and successive shipments until said amount of Four Hundred Dollars is fully paid up.
It is further expressly understood and agreed by and between the parties

hereto that, at the expiration of this lease, the said lessee herein will have the privilege of removing any and all of the improvements placed upon said property, and as well all machinery, tools, and supplies of whatever kind and nature, same being considered at all times as the property of the said lessee hereunder.

The said lessee further covenants and agrees that, upon the expiration of this lease, or the expiration of the renewal thereof, he will deliver up to said lessor the said premises in good order and condition, with any and all shafts, tunnels, and other passages thoroughly cleared of rubbish and drained and ready for continued working (accidents not arising from from negligence alone excepted) without demand or further notice, excepting, of course, such shafts, tunnels, and passages as are now upon said property, and commonly termed the "old workings".

Each and every clause and covenant of this indenture shall extend to the heirs, executors, and administrators of both parties hereto, or the successors and assigns of said corporation, lessor herein.

In Witness whereof, the parties hereto have hereunto interchangeably set their hands and seals the day and year first above written.

Mineral Hill Consolidated Min. Co. (Lessor)

Signed, sealed & delivered in the Presence of.
Mrs. L. A. Pettibone
Mrs. M. L. Comstock.

By L. A. Pettibone. (Seal)
General Manager
A. F. Leane. (Seal)
Lessee

Recorded at the request of A. F. Leane, Dec. 23. A. D. 1913 at 25 minutes past 4. P. M.

Edgar Eather
Recorder