

File No.24818.

Belle McCord Roberts, Trustee)
to) Lease and Option
Joe F. McCarthy.)

THIS LEASE AND OPTION AGREEMENT, made September 23rd, 1943, between BELLE McCORD ROBERTS, TRUSTEE, as Lessor, and JOE F. MCCARTHY, as Lessee;

W I T N E S S E T H:

WHEREAS, the Lessor is the owner of the dwelling stable and/or school house, situate on the Bluebell Mining Claim in Mill Canyon, Cortez Mining District, Eureka County, Nevada, together with surface rights appertaining; and

WHEREAS, the Lessee desires to secure an option to purchase said property for the sum of \$3000.00, and in the meantime to have the use and enjoyment of said premises, and said Lessor is willing to grant said right to the Lessee on the terms and conditions herein stated;

NOW THEREFORE, in consideration of the premises, the parties hereto do agree:

1. The Lessor does hereby grant to the Lessee the privilege of purchasing said property for the sum of \$3000.00, payable on or before five (5) years from date.

2. The Lessee shall have the right to occupy said premises at the agreed rental of \$35.00 per month, payable on the first day of each and every month commencing September 1, 1943; said rental payments to apply on the \$3000.00 purchase price above mentioned.

3. The Lessee shall at all times keep said buildings in as good state and condition of repair as the same are now, less reasonable wear and tear.

4. In the event the Lessee shall default in respect of his mining lease and option agreement between Majestic Mines Corporation and Roberts Mining & Milling Company, lessors, and Joe F. McCarthy, lessee, if the said lease be duly consummated, then all rights of the said lessee under this lease shall automatically terminate.

IN WITNESS WHEREOF, the parties hereto have hereunto set thier hands, the day and year first above written.

Belle McCord Roberts, _____ Trustee
Lessor

Joe F. McCarthy _____
Lessee.

Recorded at the request of Joe F. McCarthy Nov. 13, A.D. 1943 At 10 minutes past 9 A.M.

Peter Merialdo --- Recorder.