

## MEMORANDUM OF LEASE AND AGREEMENT

KNOW ALL MEN BY THESE PRESENTS:

That EDNA LEE BASMAJIAN, a Married Woman as  
her separate property., as Lessor,  
and MAGMA POWER COMPANY, a corporation, as Lessee, did on the  
date hereof enter into a Lease and Agreement covering the land  
situate in the County of EUREKA, State of  
NEVADA, described in Exhibit "A" attached  
hereto, for development of natural steam and steam power there-  
from, for use as such or for conversion into electric power  
or for processing to obtain by-products therefrom.

The term of said lease is for twenty-five (25) years from  
and after the date hereof, (subject to termination as therein  
provided), and so long thereafter as there is commercial  
production of steam, electric power, or any by-products from  
the condensates of steam, derived or produced from the property  
leased thereunder, and for so long, as well, as Lessee is  
prevented from producing same, or the obligations of Lessee  
thereunder are suspended, for the causes as set forth in said  
Lease and Agreement.

Reference is hereby made to executed copies of said Lease  
and Agreement in possession of Lessor and Lessee, respectively,  
for all of the provisions thereof, and by this reference same  
is incorporated herein and made a part hereof in all respects  
as though fully set forth herein.

Dated this 20 day of January, 1961.

Edna Lee Basmajian

MAGMA POWER COMPANY, a  
corporation

By [Signature]  
President

By [Signature]  
Secretary

SEAL  
Affixed

LESSOR

LESSEE

DESCRIPTION OF PROPERTY

West Half of Southeast Quarter of Northeast Quarter,  
Section 9, Township 31 North, Range 48 East, M.D.B. & M.,  
Eureka County, Nevada, consisting of 20 acres more or less.

EXHIBIT "A"



STATE OF California }  
 COUNTY OF Los Angeles } SS.

On This 21<sup>st</sup> day of February, 1961, before me, the undersigned, a Notary Public in and for said County and State, personally appeared Edna R. Basney

, known to me to be the persons whose names are subscribed to the within Instrument, and acknowledged to me that they executed the same.

WITNESS My hand and official seal.

SEAL  
Affixed

Louise Sharpe  
 Notary Public in and for said  
 County and State.

LOUISE SHARPE  
 My Commission Expires March 4 1964

STATE OF CALIFORNIA }  
 COUNTY OF LOS ANGELES } SS.

On This 13<sup>th</sup> day of March, 1961, before me, the undersigned, a Notary Public in and for said County and State, personally appeared B. C. McCABE, known to me to be the President, and JOSEPH W. AIDLIN, known to me to be the Secretary of MAGMA POWER COMPANY, the Corporation that executed the within Instrument, known to me to be the persons who executed the within Instrument, on behalf of the Corporation herein named, and acknowledged to me that such Corporation executed the within Instrument pursuant to its by-laws or a resolution of its board of directors.

WITNESS My hand and official seal.

40814

File No. \_\_\_\_\_

RECORDED AT THE REQUEST OF  
 Magma Power Co.

May 10 A. D. 19 65

At 47 minutes past 11 A.M.

In Book 72 of OFFICIAL RECORDS

Page 28-280 Records of

EUREKA COUNTY, NEVADA  
John A. DePaol Recorder

Fee \$ 2.75

Lucile I. Lester  
 Notary Public in and for said  
 County and State.

LUCILE I. LESTER  
 MY COMMISSION EXPIRES MARCH 3, 1964

SEAL  
Affixed