MEMORANDUM OF LEASE AND AGREEMENT

KNOW ALL MEN BY THESE PRESENTS:

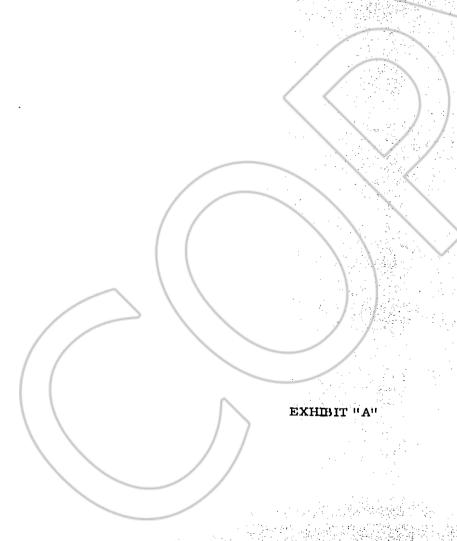
That DALE N. and PATRICIA R. HANSEN, Joint Tenants
, as Lessor,
and MAGMA POWER COMPANY, a corporation, as Lessee, did on the
date hereof enter into a Lease and Agreement covering the land
situate in the County of EUREKA , State of
NEVADA , described in Exhibit "A" attached
hereto, for development of 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 propert
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 Leas
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.
Danuary
Dated this Jahay of Jahan 196/.
NA CHA DOLEDO GOLDANI
MAGMA POWER COMPANY, a corporation
Does, Hanne Bothuble
By President
Patricia K. Hansen
By Secretary

LESSOR

LESSEE

DESCRIPTION OF PROPERTY

East Half of Northwest Quarter of Northeast Quarter, and, West Half of Northeast Quarter of Northeast Quarter, Section 9, Township 31 North, Range 48 East, M.D.B. & M., Eureka County, Nevada, consisting of 40 acres more or less.



STATE OF California SS.

on This May of Johnson, 1961, before me, the undersigned, a Notary Public in and for said County and State, personally appeared Mal. N. Harren and

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

SEAL

WITNESS My hand and official seal.

Affixed

Notary Public in and for said County and State.

My Commission Expires Feb. 1, 1963

STATE OF CALIFORNIA

SS.

COUNTY OF LOS ANGELES

On This 17 day of _______, 196/, 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.

SEAL Affixe

40816

RECORDED AT THE REQUEST OF Magma Power Co.

May 10 A. D. 19 65

At 49 minutes past 11 AM in Book 7 of OFFICIAL RECORDS

Page 284-28 Records of

EUREKA COUNTY, NEVADA

Recorder Fee \$ 3.25 Notary Public in and for said County and State.

LUCILE I. LESTER MY COMMISSION EXPIRES MARCH 3, 1964