

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 therefrom, 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 23rd day of January, 1961.

x Dale N. Hansen

x Patricia R. Hansen

MAGMA POWER COMPANY, a
corporation

By [Signature]
President

By [Signature]
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.

EXHIBIT "A"

STATE OF California }
 COUNTY OF San Mateo } SS.

On This 23rd day of February, 1961, before me, the undersigned, a Notary Public in and for said County and State, personally appeared Val. K. Hansen and

Peterson R. Hansen, 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

Barbara Lewis King
 Notary Public in and for said
 County and State.

My Commission Expires Feb. 1, 1963

STATE OF CALIFORNIA }
 COUNTY OF LOS ANGELES } SS.

On This 27th 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.

SEAL
Affixed

File No. 40816

RECORDED AT THE REQUEST OF
 Magma Power Co.

May 10 A. D. 1965

At 49 minutes past 11 AM

in Book 7 of OFFICIAL RECORDS

Page 284-286 Records of

EUREKA COUNTY, NEVADA

Recorder

Fee \$ 3.25

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

LUCILE I. LESTER

MY COMMISSION EXPIRES MARCH 3, 1964