MEMORANDUM OF LEASE AND AGREEMENT

KNOW ALL MEN BY THESE PRESENTS:

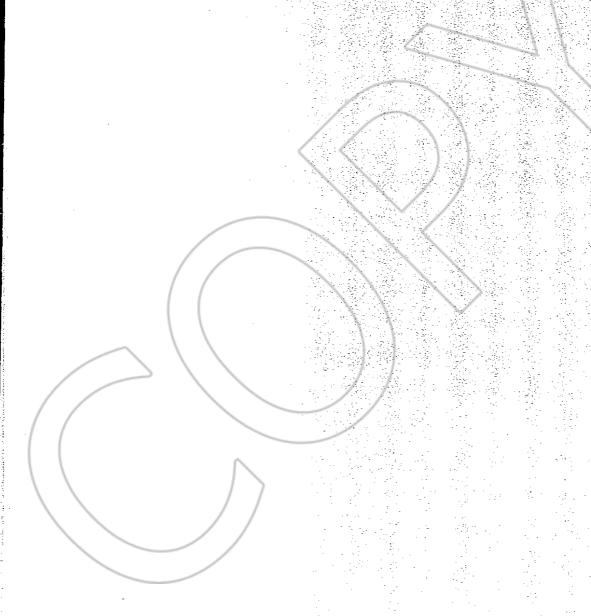
That JAMES C. and SUSAN PROUT, Joint Tenants
, as Lessor,
and MAGMA POWER COMPANY, a corporation, as Lessee, did on the
date hereof enter into a Lease and Agreement covering the land
situate in the County of EUREKA , State of
NEVADA , described in Exhibit "A" attached
hereto, for development of natural 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 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 25 day of Afficiary, 1961.
SEA
MAGMA POWER COMPANY, a
corporation
James C. Sissett no Make
President
Sunan Prouh IV baral W. all
Secretary

LESSOR

LESSEE

DESCRIPTION OF PROPERTY

West Half of Northwest 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.



STATE OF California COUNTY OF Olarge

on This Acade of The part of the undersigned, a Notary Public in and for sal and State, personally appeared the control of the part of the

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

Pichard & Bates My Commission Expires August 27, 1962

STATE OF CALIFORNIA

SS.

COUNTY OF LOS ANGELES

On This 13 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 Instrument pursuant to its by-laws or a resolution of its board of directors.

WITNESS My hand and official seal.

40818

File: No...

RECORDED AT THE REQUEST OF Magma Power Co.

May 10

.... A. D. 19.65

At 51 minutes past 11Ail. in Book ... z... of OFFICIAL RECORDS

Page 290-292 Records of

EUREKA COUNTY, HEVADA La UNIVERSE Recorder

Fee \$ 3.25

Public in and for Notary

County and State.

LUCILE I. LESTER MY COMMISSION EXPIRES MARCH 3, 196

> SEAL Affixed