

AMENDMENT TO LEASE AND AGREEMENT

THIS AGREEMENT is made and entered into as of the 5th day of May, 1965, by and between

JAMES H. RUNYAN and KATHRYN I. RUNYAN

Party of the first part, hereinafter referred to as "LESSOR"

and

MAGMA POWER COMPANY, a Nevada corporation,

Party of the second part, hereinafter referred to as "LESSEE"

Recitals

The parties did heretofore enter into a Lease and Agreement dated August 11, 1960, covering lands situated in Eureka County in the State of Nevada, more particularly described in Exhibit "A" attached hereto. ~~in said instrument, a memorandum thereof having been recorded in Book _____ at page _____, Official Records of Eureka County, Nevada.~~

The parties desire to extend the time provided for in Paragraphs 2(a) and 2(b) of said Lease and Agreement.

Agreement

NOW, THEREFORE, for good and valuable consideration and in consideration of the provisions hereof, the parties agree as follows, to wit:

1. The time provided for in Paragraph 2(a) of said Lease and Agreement is hereby extended an additional five (5) years.

2. The time provided for in Paragraph 2(b) of said Lease and Agreement is hereby extended an additional five (5) years.

3. That unless and until said Lease and Agreement is terminated Lessee shall pay to Lessor the rental provided to be paid thereunder.

4. That said Lease and Agreement, as amended hereby, is and shall remain valid and subsisting and in full force and effect.

IN WITNESS WHEREOF the parties have executed this instrument as of the day and year first above written.



MAGMA POWER COMPANY

By [Signature]
By H. Anthony
Asst. Secretary

"LESSEE"

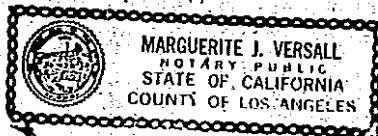
Kathryn D. Runyon
James H. Runyon

"LESSOR"

Subscribed and sworn to before me this

24 day of May 1965
Marguerite J. Versall

NOTARY PUBLIC in and for the County
of Los Angeles, State of California.



MARGUERITE J. VERSALL
My Commission Expires July 26, 1966

DESCRIPTION OF PROPERTY

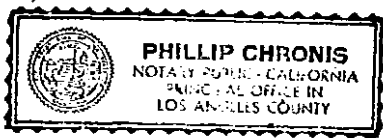
Northwest Quarter of Southwest Quarter of Section 9,
Township 31 North, Range 48 East, M.D.B. & M., Eureka
County, Nevada, consisting of 40 acres more or less.

Exhibit "A"

STATE OF CALIFORNIA)
COUNTY OF LOS ANGELES) SS

On this 24th day of May, 1965, before me, the undersigned, a Notary Public in and for said County and State, personally appeared FOY PARODI, known to me to be the V.P.E. President, and R. ANTHONY known to me to be the ASST. 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.



My Commission Expires August 8, 1967

Phillip Chronis

STATE OF _____)
COUNTY OF _____) SS

On This _____ day of _____, 1965, before me, the undersigned, a Notary Public in and for said County and State, personally appeared _____

known to me to be the person(s) whose name(s) _____ subscribed to the within Instrument, and acknowledged to me that _____ executed the same.

WITNESS my hand and official seal.

CONSENT TO AND JOINDER IN AMENDMENT TO LEASE AND AGREEMENT

The undersigned, CRESCENT VALLEY RANCH AND FARMS, a Nevada corporation, for good and valuable consideration and in consideration of these premises, does hereby consent to, join in, ratify and confirm the foregoing Amendment to Lease and Agreement entered into between MAGMA POWER COMPANY as Lessee and

James H. Remington and
Kathryn J. Remington
as Lessor.

Said Lease and Agreement and the Consent to and Joinder in heretofore executed by the undersigned as amended hereby are and shall remain valid and subsisting and in full force and effect.

DATED: June 15, 1965

CRESCENT VALLEY RANCH AND FARMS,
a Nevada Corporation

By [Signature]

President and Authorized Officer

STATE OF Nevada)
COUNTY OF Eureka) SS

On this 15th day of June, 1965, before me, the undersigned, a Notary Public in and for said County and State, personally appeared A. B. Seltzer, known to me to be the President and Authorized Officer of CRESCENT VALLEY RANCH AND FARMS, the Corporation that executed the within Instrument, known to me to be the person who executed the within Instrument on behalf of the Corporation named herein, 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.



FILE NO. 41022

Filed for record at the request of Magma Power Co.

July 2, 1965, at 46 minutes past 11 A. M. Recorded in
Book 7 of Official Records, page 581-585, Records of EUREKA

COUNTY, NEVADA,
Fee: \$ 3.85

Bernice L. Nopoulos
Helle G. DePaul, Recorder.

MY COMMISSION EXPIRES JANUARY 24, 1966