

AMENDMENT OF LEASE

THIS AMENDMENT is made as of April 1, 1967, between RUBY HILL MINING COMPANY, a Nevada corporation, as Lessor, and RICHMOND-EUREKA MINING COMPANY, a Maine corporation, SILVER EUREKA CORPORATION, a Nevada corporation, NEWMONT MINING CORPORATION, a Delaware corporation, CYPRUS EXPLORATION COMPANY, a Nevada corporation, and HECLA MINING COMPANY, a Washington corporation, as Lessees;

W I T N E S S E T H:

THAT WHEREAS, the parties hereto, except SILVER EUREKA CORPORATION, whose interest was acquired from EUREKA CORPORATION LIMITED, a Nova Scotia, Canada, corporation, and EUREKA CORPORATION LIMITED entered into a Lease dated as of April 1, 1963, relating to certain mining property situated in Eureka County, State of Nevada, hereinafter with all amendments, supplements and modifications referred to as the "Lease"; and

WHEREAS, Lessor and Lessees desire to further amend the Lease;

NOW, THEREFORE, it is mutually agreed as follows:

1. Notwithstanding the provisions of Article III of the Lease, said Lease shall remain in effect for a further term of ten (10) years, commencing April 1, 1967 or until a commitment is made to put the property into production as provided for in Article III whichever shall first occur, during which period Lessees shall spend for the benefit of

the Leased Property, as defined in the Lease, not less than a total of four hundred and fifty thousand dollars (\$450,000) during the first three lease years hereof (April 1, 1967 to April 1, 1970) and one hundred and fifty thousand dollars (\$150,000) during each lease year thereafter provided, however, that any sums spent in excess of said \$450,000 during the first three lease years or any sums spent in excess of said \$150,000 in any lease year thereafter may be applied to the obligation for subsequent lease years to the end that an average of at least \$150,000 per lease year will be expended by the Lessees for the benefit of the property. Said obligation shall cease as of the date of commencement of Stage Two. Lessees further agree to waive their right to terminate this Lease as provided in Article IV, paragraph 10 for the duration of this additional term. Lessees shall have the right at the expiration of said ten (10) year term, provided that they are then in full compliance with the terms of the Lease, to extend said Lease for an additional five year term, during which term they shall be required to make only such expenditures as are otherwise required by the Lease.

2. Article IV, "Further Covenants", section 9(b), shall be amended by deleting the first sentence and substituting therefor the following:

"(b) After the Leased Premises are brought into production, Lessees shall pay as a royalty to the Lessor on or before sixty (60) days after the end of each calendar month a percentage of the total profits derived from operations during such calendar month (including any profits derived during such calendar month from ores mined prior to the date the Leased Premises are brought into production, as hereinafter defined), equal to the ratio of \$3,000,000 to the total of \$3,000,000 plus the total value of net expenditures (as hereinafter

defined) which shall have been made by the Lessees in bringing said Leased Premises into production as defined in sub-paragraph (c) immediately below, but said percentage for the royalty shall not be less than fifteen (15) per cent of said total profits regardless of said ratio."

3. The Lease as hereby modified, shall continue to have full force and effect subject to the conditions therein set forth.

IN WITNESS WHEREOF, said parties have executed this Amendment of Lease as of the day and year first above written.

RUBY HILL MINING COMPANY



ATTEST:

Henry G. Stenberg
Henry G. Stenberg, Assistant Secretary

By Jack Wilder
Jack Wilder, President

RICHMOND-EUREKA MINING COMPANY



ATTEST:

Henry G. Stenberg
Assistant Secretary

By John B. McLaughlin
Vice President

SILVER EUREKA CORPORATION



ATTEST:

Judith L. Robinson
Assistant Secretary

By S. G. Holman
Vice President

NEWMONT MINING CORPORATION



ATTEST:

Francis E. Rischert
Assistant Secretary

By [Signature]

CYPRUS EXPLORATION COMPANY

ATTEST:

Alma J. Ryan
Asst. Secretary

By J. L. Hansen
Vice President

HECLA MINING COMPANY

ATTEST:

William G. Mason
Secretary

By J. G. Randall
Chairman of the Board

STATE OF New York)
COUNTY OF New York ; SS:

On this 7th day of May 1967, before me personally came Jack Warden, to me known, who being by me duly sworn, did depose and say that he resides at Truport, Long Island, New York, that he is the President of RUBY HILL MINING COMPANY, the corporation described in and which executed the foregoing instrument; that he knows the seal affixed to said instrument is such corporate seal; that it was so affixed by authority of the Board of Directors of said corporation and that he signed his name thereto by like authority.

STATE OF New York)
COUNTY OF New York) SS:

On this 10th day of May 1967, before me personally came Alan B. Metcalfe, to me known, who being by me duly sworn, did depose and say that he resides at West New York, New Jersey, that he is the Vice President of RICHMOND-EUREKA MINING COMPANY, the corporation described in and which executed the foregoing instrument; that he knows the seal affixed to said instrument is such corporate seal; that it was so affixed by authority of the Board of Directors of said corporation and that he signed his name thereto by like authority.

Rosalind M. Lacy
Notary Public
ROSALIND M. LACY
Notary Public, State of New York
Qualified in New York County
No. 31-7409275
Certificate Filed in New York County
Clerks Office
Term Expires March 30, 1968



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Notary Public
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Notary Public, State of New York
Qualified in New York County
No. 31-7409275
Certificate Filed in New York County
Clerks Office
Term Expires March 30, 1968



STATE OF New York)
COUNTY OF New York) : SS:

On this 17th day of May 1967, before me personally came C. P. Holmgren, to me known, who being by me duly sworn, did depose and say that he resides at New Hope Pennsylvania, that he is the Vice President of SILVER EUREKA CORPORATION, the corporation described in and which executed the foregoing instrument; that he knows the seal affixed to said instrument is such corporate seal; that it was so affixed by authority of the Board of Directors of said corporation and that he signed his name thereto by like authority.

Helen F. Meares

Notary Public
HELEN F. MEARES
Notary Public, State of New York
No. 41-2644900 Queens County
Com. filed with N. Y. County
Commission expires March 30, 1969



STATE OF New York)
COUNTY OF New York) : SS:

On this 10th day of May 1967, before me personally came P. Malozemoff, to me known, who being by me duly sworn, did depose and say that he resides at Deer Park Connecticut, that he is the President of NEWMONT MINING CORPORATION, the corporation described in and which executed the foregoing instrument; that he knows the seal affixed to said instrument is such corporate seal; that it was so affixed by authority of the Board of Directors of said corporation and that he signed his name thereto by like authority.

CHARLOTTE ANGER
Notary Public, State of New York
41-5085375
Qualified in Queens County
Certified in New York County
Term Expires March 30, 1968

Charlotte Anger
Notary Public

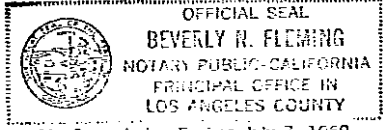


STATE OF California)
COUNTY OF Los Angeles) : SS:

On this 22nd day of May 1967, before me personally came J. H. Hansen, to me known, who being by me duly sworn, did depose and say that he resides at Los Angeles, California, that he is the Vice President of CYPRUS EXPLORATION COMPANY, the corporation described in and which executed the foregoing instrument; that he knows the seal affixed to said instrument is such corporate seal; that it was so affixed by authority of the Board of Directors of said corporation and that he signed his name thereto by like authority.

Beverly N. Fleming
Notary Public

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STATE OF Idaho)
) SS:
COUNTY OF Shoshone)

On this 29th day of May 1967, before me personally came L.J. Randall, to me known, who being by me duly sworn, did depose and say that he resides at Wallace, Idaho, that he is the Chairman of the Board of HECLA MINING COMPANY, the corporation described in and which executed the foregoing instrument; that he knows the seal affixed to said instrument is such corporate seal; that it was so affixed by authority of the Board of Directors of said corporation and that he signed his name thereto by like authority.



J. Adams
Notary Public
My Commission Expires
April 26, 1971

RECORDED AT THE REQUEST OF
Ruby Hill Mining Company
on April 26 19 68
at 47 mins. past 10 A. M.
in Book 23 of OFFICIAL
RECORDS, page 362-367, RECORDS
OF EUREKA COUNTY, NEVADA
Jessie A. Hill Carl
Recorder
File No. 46591 Fee \$ 8.00