

LEASE AND PURCHASE AGREEMENT

DATED: This Lease and Purchase Agreement shall be deemed to be fully executed and effective from and after the 24th day of August, 1969.

## PARTIES:

## OF THE FIRST PART;

LESTER A. BISONI and his wife,  
GENEVE C. BISONI  
P.O. BOX 184  
EUREKA, NEVADA 89316

MAYNARD E. BISONI and his wife,  
MARY M. BISONI  
P.O. BOX 152  
EUREKA, NEVADA 89316

referred to as Lessors and/or Sellers

## OF THE SECOND PART:

E. L. CLEVELAND  
1201 SHADOW LANE  
LAS VEGAS, NEVADA 89102

C. H. HALL  
79 VISTA DEL GOLFO  
LONG BEACH, CALIFORNIA 90803

referred to as Lessees and/or Buyers

W I T N E S S E T H:

WHEREAS, The Parties of the First Part, represent and warrant that they are the owners of FIFTY SEVEN unpatented mining claims known as the Bisoni Fluorspar-Beryl Property in the Eureka Mining District and located in Sections 23, 24, 25 and 26, T18N, R52E, MDB&M, Eureka County, Nevada and further described are the Eureka County records as follows:

<u>NAME</u>	<u>RECORDED IN BOOK</u>	<u>PAGE</u>
Base	K of Outside Mining District	200
Tan	" " " " "	213
Ion	" " " " "	213
Ion No. 1	" " " " "	214
Ion No. 2	" " " " "	215
Ion No. 3	" " " " "	215
Ion No. 4	" " " " "	216
JLL	" " " " "	242
JLL No. 2	" " " " "	244
JLL No. 3	" " " " "	245
JLL No. 4	" " " " "	246
JLL No. 5	" " " " "	247

SLIM	K of Outside Mining District					251
Slim No. 1	"	"	"	"	"	248
Slim No. 2	"	"	"	"	"	249
Slim No. 3	"	"	"	"	"	252
Slim No. 4	"	"	"	"	"	250
Slim No. 6	"	"	"	"	"	254
Dot	"	"	"	"	"	261
Dot No. 1	"	"	"	"	"	262
Dot No. 2	"	"	"	"	"	263
Dot No. 3	"	"	"	"	"	264
Dot No. 4	"	"	"	"	"	265
Dot No. 5	"	"	"	"	"	266
Dot No. 6	"	"	"	"	"	267
Dot No. 7	"	"	"	"	"	278
Dot No. 8	"	"	"	"	"	279
Dot No. 9	"	"	"	"	"	280
JEM	"	"	"	"	"	271
Jem No. 1	"	"	"	"	"	272
Jem No. 2	"	"	"	"	"	273
HEV	"	"	"	"	"	299
HEV No. 1	"	"	"	"	"	298
HEV No. 2	"	"	"	"	"	297
HEV No. 3	"	"	"	"	"	296
REV	"	"	"	"	"	255
REV No. 1	"	"	"	"	"	268
REV No. 2	"	"	"	"	"	256
REV No. 3	"	"	"	"	"	269
REV No. 4	"	"	"	"	"	257
REV No. 5	"	"	"	"	"	270
REV No. 6	"	"	"	"	"	258
REV No. 7	"	"	"	"	"	291
REV No. 8	"	"	"	"	"	292
REV No. 9	"	"	"	"	"	290
JAV No. 2	"	"	"	"	"	300
JAV No. 3	"	"	"	"	"	305
PAR	"	"	"	"	"	306
PAR No. 1	"	"	"	"	"	308
PAR No. 2	"	"	"	"	"	307
PAR No. 3	"	"	"	"	"	309
PAR No. 4	"	"	"	"	"	315
PAR No. 5	"	"	"	"	"	301
PAR No. 6	"	"	"	"	"	311
PAR No. 7	"	"	"	"	"	259
PAR No. 8	"	"	"	"	"	314
PAR No. 9	"	"	"	"	"	260

NOW, THEREFORE, it is mutually agreed between the Parties hereto as follows, to wit:

1. For and in consideration of the sum of THREE HUNDRED Dollars (\$300.00) receipt of which is hereby acknowledged and for other good and valuable considerations, the Lessee is to have immediate possession of the aforesaid claims to discover, mine, remove, ship ore, or in any other way perform upon said claims as provided in the following provisions hereto.



2. The Lessee is hereby granted a TEN year lease with an option to purchase said claims, at any time during said agreement, at a total purchase price of SIX HUNDRED THOUSAND and NO/100 Dollars (\$600,000.00). This sum is to be paid by minimum monthly payments as follows:

\$300.00 per month for 35 months until August 24, 1972  
\$600.00 per month for 36 months until August 24, 1975  
\$1,200.00 per month for 36 months until August 24, 1978  
and with payment of any balance of purchase price on or before August 24, 1979.

It is further understood and agreed that Sellers will accept the sum of THREE HUNDRED THOUSAND (\$300,000.00) Dollars as purchase price in full if said sum is paid by Buyer to Sellers on or before August 24, 1974.

The Lessors and Sellers hereto agree that in the event such option is exercised that they will immediately convey said mining claims by good and sufficient deed. If such option is not exercised, Lessees agree to re-convey the property back to Lessors by Quit Claim Deed.

3. The parties hereto agree that in the event ore is sold and shipped from said claims that a Royalty of \$0.10 (Ten Cents) per ton is to be paid on the Fluorspar-Beryl contents; and 4% of the net returns for the sale of other metals in the ore, and that such Royalty payments will be applied to reduce the purchase price of said claims any Royalty payments from production shall be paid Lessors by the 20th day of the month following the sale of the ore.

4. It is further agreed that should this Agreement be terminated for any reason that Lessees will furnish Lessors with copies of any engineering data, developed during their operations, such as maps, assays, drill hole data and/or geologic information.

5. The Lessee agrees to keep accurate books of account of the business, and of the tonnage shipped from said claims under this agreement, and the Lessee agrees to permit an inspection of such account books to the Lessors or to anyone designated by them at all reasonable times or places. The Lessee further agrees that all work done hereunder shall be performed in a good and minerlike fashion with a view to preservation of the premises as a workable mine, timbering wherever the same shall be or become necessary, and maintaining all drifts, shafts, levels and other workings well drained, free from loose rock, waste and rubbish

and in condition for continued mining, unless prevented from so doing by strikes, labor troubles, accidents, breakdowns or other causes beyond the reasonable control of the Lessee.

6. The Lessees hereby agree to do and perform upon said unpatented maining claims the annual labor and improvements required by law of the United States and the State of Nevada to keep and maintain said claims in good standing as unpatented lode mining claims beginning with the assessment year 1970. Such work shall be done and the annual affidavits of work done shall be filed in the proper office by June 15th of each year and Lessors so notified.

7. The Lessees shall comply with the provisions of the Workmen's Compensation Act of the State of Nevada and Federal Regulations pertaining to mining operations and shall make all payments, returns and reports required by such acts and shall at all times protect and save harmless said premises and Lessors of any and all claims, actions, suits, liabilities for damages or compensation for any matter or thing arising out of the work and operation conducted in or upon said premises.

8. The Lessee shall promptly pay all labor, services and material costs done, performed, or furnished to or for said premises or for the work done therein and shall not allow any claim or lien for any such thing to be effectually made or asserted against said premises or the Lessors, and shall keep said premises at all times posted with notices against liens in accordance with the statutes of the State of Nevada in that behalf.

9. The Lessors, or their agent authorized in writing, shall have the right at all reasonable times to enter into and upon said premises and the workings therein for the purpose of examining and inspecting the same.

10. It is mutually agreed between the parties hereto that any and all machinery, equipment, and implements placed upon the premises by the Lessee during the life of this agreement, shall be and remain the property of the Lessee and that in case of termination of this agreement for any cause, the Lessee may, within Ninety (90) days thereafter, remove the same, but this shall in no event apply to any rails, ties, ladders, timbers and pipes in place beneath the surface.

11. If the Lessee shall at any time be in default in the



performance of any of the terms and conditions hereof upon him made incumbent, including the monthly minimum payment, such default shall not operate to or give the Lessors the right to cancel, forfeit or terminate this agreement, unless the Lessors shall notify the Lessees at their addresses, in writing specifying the exact nature of such default and allowing them THIRTY (30) days thereafter to cure such default, and if such is not done within that period, this agreement shall terminate automatically and all proceeds paid to the Lessors shall remain their property as liquidated damages and not as a penalty.

12. The Lessees may terminate this agreement at any time upon thirty days written notice, served upon the Lessors or an agent designated by said Lessors or such notices of termination may be given in writing to the Lessees at the addresses above or by delivering such notice in person. It is mutually agreed that all notices will be sent and all payments, or Royalties will be paid to the Lessors individually, to be distributed in and to their respective shares and addresses as directed through an escrow to be opened in the Security National Bank of Reno, Nevada. Escrow fees are to be shared equally by Sellers and Buyers.

13. This Agreement and all the provisions thereof shall be binding upon the heirs, assigns, and representatives of the parties hereto.

IN WITNESS HERETO, we have placed our signatures hereon this 20<sup>th</sup> day of August, 1969.

LESSORS:

Lester A. Bisoni  
Lester A. Bisoni

Geneve G. Bisoni  
Geneve G. Bisoni

Maynard E. Bisoni  
Maynard E. Bisoni

Mary M. Bisoni  
Mary M. Bisoni

LESSEES:

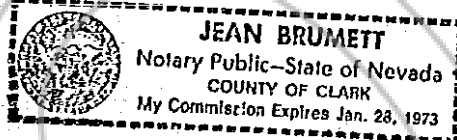
E. L. Cleveland  
E. L. Cleveland

C. H. Hall  
C. H. Hall

STATE OF NEVADA) ss.  
COUNTY OF CLARK)

On the 15<sup>th</sup> day of August, 1969, personally appeared before me, the undersigned E. L. Cleveland and C.H. Hall known to me to be the same persons whose names are subscribed to the within instrument and acknowledged that they executed the same for the purposes therein contained.

In Witness Whereof, I have hereunto set my hand and official seal.



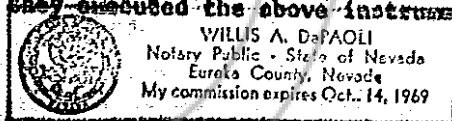
Jean Brumett  
Jean Brumett, Notary Public

My Commission Expires:

Jan 28, 1973

STATE OF NEVADA )  
 ) ss.  
County of Esmeralda )

On this 20th day of August, 1969, personally appeared before me, a Notary Public, LESTER A. BISONI, GENEVE G. BISONI, MARNARD E. BISONI, MARY M. BISONI, ~~REBECCA W. HANAU and LINDA M. HANAU~~, who acknowledged that 7.0.10 they executed the above instrument.



Willis A. DePaoli  
Notary Public

My Commission expires: Oct. 14, 1969.

RECORDED AT THE REQUEST OF E. L. Cleveland  
on Oct. 9, 1969 at 57 mins. past 10 A. M. in  
Book 33 of OFFICIAL RECORDS, page 73-78 RECORDS OF  
- 6 - ESMERALDA COUNTY, NEVADA Willis A. DePaoli Recorder.  
File No. 31480 Fee \$ 8.00

BOOK 33 PAGE 078