

LEASE AND AGREEMENT

(Short Form)

KNOW ALL MEN BY THESE PRESENTS:

That Maruja Baldwin & Thelma Lois Krieger, Executors of the estate of BALDWIN M. BALDWIN, as Lessors, do ~~as~~ hereby lease to AMERICAN THERMAL RESOURCES, INC., a corporation, as Lessee, pursuant to all of the terms and conditions of that certain Lease and Agreement, between the parties hereto, bearing the date hereof, the land situated in the County of Lander and Eureka, State of Nevada, described in Exhibit "A" attached hereto and made a part hereof, with the sole and exclusive right to Lessee to explore for (by such methods as it may desire), drill for, produce, extract, take and remove therefrom and to sell steam, thermal energy and hot water and extractable minerals from, and to store, utilize, process, convert and otherwise treat such steam, thermal energy and hot water upon said land, and to extract any extractable minerals therefrom and from said land, during the term hereof, with the right of entry thereon and use and occupancy thereof at all times from said purposes and the furtherance thereof.

The term of this Lease and Agreement is for a period of TEN (10) years commencing ~~on the date hereof~~ the date hereof and so long thereafter as lease substances, or any of them, are derived or produced in commercial quantities from the lease land or lands pooled or combined therewith and for so long, as well, as Lessee is prevented from producing same, or the obligations of Lessee are suspended, for the causes as set forth in said Lease and Agreement.

Said Lease and Agreement is incorporated herein and made a part hereof in all respects as though fully set forth herein. Reference is made hereby to executed copies of said Lease and Agreement in possession of Lessor and Lessee, respectively.

Dated this 21st day of March, 19 72.

AMERICAN THERMAL RESOURCES, INC.

By Roy Paron President

By Lyn Sharland Assistant Secretary

Executors of the Estate of
BALDWIN M. BALDWIN

Maruja Baldwin
Maruja Baldwin

Thelma Lois Krieger
Thelma Lois Krieger

LESSOR



ATR-101

STATE OF _____)
COUNTY OF _____) SS.

On _____ before me, the undersigned,
a Notary Public personally appeared _____

known to me to be the person whose name _____ subscribed
to the within instrument and acknowledged that _____ executed the
same.

WITNESS my hand and official seal.

STATE OF California }
COUNTY OF Los Angeles } SS.

On March 21, 1972 before me, the undersigned, a Notary
Public in and for said state, personally appeared Maruja Baldwin
and Thelma Lois Krieger
known to me to be the Executors of the Estate of BALDWIN M. BALDWIN, de-
ceased, and known to me to be the person whose name Maruja Baldwin subscribed to the
within instrument and acknowledged to me that they are the parties
who executed the same as such Executor. s/

WITNESS my hand and official seal.

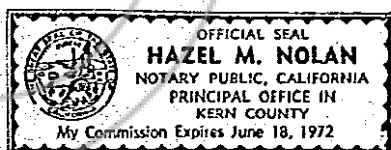


Karen French

STATE OF CALIFORNIA)
COUNTY OF Kern) SS.

On March 21, 1972, before me, the undersigned, a
Notary Public, personally appeared ROY PARODI, known to me to be
the President, and LYN SHARLAND, known to me
to be the Assistant Secretary of AMERICAN THERMAL
RESOURCES, INC., the corporation that
executed the within Instrument, known to me to be the persons who
executed the within Instrument on behalf of the corporation therein
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.



Hazel M. Nolan

EXHIBIT "A"

The land which is the subject of the herein Lease and Agreement is that certain land situated in the County of LANDER AND EUREKA, State of NEVADA, more particularly described as follows, to-wit:

Township 31 North, Range 48 East, M.D.B. & M.

Section 8: S/2 SE/4
Section 17: NW/4
Section 18: E/2 NE/4

Township 32 North, Range 48 East, M.D.B. & M.

Section 1: E/2 lying East of the C.P.R.R. right of way
Section 12: E/2 E/2
Section 13: SE/4 NW/4; E/2 NE/4; SW/4 NE/4; E/2 SW/4; SE/4
Section 23: E/2 SE/4
Section 24: E/2; SW/4; E/2 NW/4
Section 25: All
Section 26: SE/4; E/2 SW/4; S/2 NE/4; NE/4 NE/4
Section 27: S/2 SE/4; NE/4 SE/4
Section 34: E/2 E/2
Section 35: All
Section 36: N/2; SW/4; W/2 SE/4

Township 33 North, Range 48 East, M.D.B. & M.

Section 36: SE/4; W/2 NE/4; E/2 NW/4; NE/4 SW/4

Township 31 North, Range 49 East, M.D.B. & M.

Section 5: All, except town of Beowawe

Township 32 North, Range 49 East, M.D.B. & M.

Section 5: All, save and except that portion northeasterly of U.S. Highway No. 40
Section 6: Lot 5 (SW/4 NW/4); Lot 6 and 7 (W/2 SW/4); SE/4 SW/4; SW/4 SE/4
Section 7: All
Section 8: NW/4 NW/4; S/2 NW/4; SW/4; SW/4 NE/4; W/2 SE/4; SE/4 SE/4
Section 9: All, save and except that portion northeasterly of U.S. Highway No. 40.

Section 11: All, save and except that portion northerly of U.S. Highway No. 40
Section 15: All
Section 17: All
Section 18: All

Section 19: All
 Section 20: All
 Section 21: All
 Section 27: N/2; SW/4
 Section 28: W/2; NE/4; W/2 SE/4; NE/4 SE/4
 Section 29: All
 Section 30: All
 Section 31: N/2; E/2 SE/4;
 Section 32: N/2; SW/4; SE/4
 Section 33: W/2; NE/4

Township 33 North, Range 49 E, M.D.B. & M.

Section 31: All, except that portion northeasterly of U.S. Highway No. 40.

Townsite of Beowawe

Block 1: All
 Block 2: All
 Block 3: All
 Block 4: All
 Block 5: Lots 1 to 6 inclusive, being the most northeasterly portion of said Block
 Block 6: Lots 1 to 6 inclusive, being the most northeasterly portion of said Block.
 Block 7: Lots 1 to 6 inclusive, being the most northeasterly portion of said Block.
 Block 8: All
 Block 9: All, except Lots 13 and 14
 Block 10: Lots 5 and 6; and Lot 18, being the most southwesterly Lot of Said Block
 Block 11: Lots 1 to 6 inclusive, and Lots 8, 9, 10, 16, 17 and 18
 Block 12: All, except Lots 16, 17, and 18
 Block 13: All
 Block 14: All
 Block 15: All
 Block 16: All
 Block 17: All, except Lots 1, 2, 3, 4 and 5.
 Block 18: All, except the northwesterly 13 feet of Lot 6 and also excepting all of lots 7, 8, 9, 10, 11 and 12.
 Block 19: All
 Block 20: All
 Block 21: All, except Lots 1, 2 and 3
 Block 22: All, except Lots 1 to 12 inclusive
 Block 23: All
 Block 24: All
 Block 25: All
 Block 26: All
 Block 27: All
 Block 28: All
 Block 29: All

SAVING AND EXCEPTING from said Townsite of Beowawe, a plot of ground upon which the jail building owned by the County of Eureka; State of Nevada is situate, together with 30 feet in each direction from the outer wall thereof and surrounding said Jail building.

ALSO SAVING AND EXCEPTING from said Townsite any lots heretofore conveyed by Dean Witter and Helen Perkins Witter.

Containing 16,315 acres, more or less.

RECORDED AT THE REQUEST OF American Thermal Resources Inc.
 on March 24, 1972, at 31 mins. past 1 P. M. in
 Book 42 of OFFICIAL RECORDS, page 124-127
 EUREKA COUNTY, NEVADA Willis A. McPhee Recorder.
 File No. 55877 Fee \$ 6.00

BOOK 42 PAGE 127