

LEASE AND AGREEMENT
(Short Form)

KNOW ALL MEN BY THESE PRESENTS:

That JESS A. SELLERS and JUNE A. SELLERS
164 Chester Drive, Martinez, California, as Lessors,
do 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
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 five (5)
years commencing ninety (90) days after 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 10 day of January, 19 72.

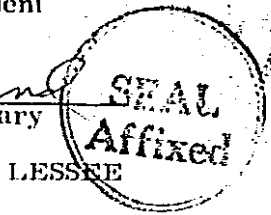
Jess A. Sellers Jr.
JESS A. SELLERS

June A. Sellers
JUNE A. SELLERS

AMERICAN THERMAL RESOURCES,
INC.

By [Signature]
President

By [Signature]
Assistant Secretary

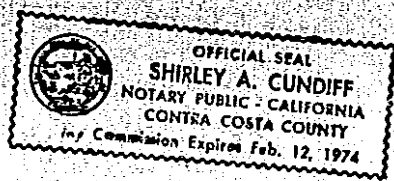


LESSOR

STATE OF California)
COUNTY OF Contra Costa) SS.

On Jan 10 1972 before me, the undersigned,
a Notary Public personally appeared José Luis Sellers, Jr.
and José A. Sellers whose name are subscribed
to the within instrument and acknowledged that they executed the
same.

WITNESS my hand and official seal.



Shirley A. Cundiff

STATE OF _____)
COUNTY OF _____) SS.

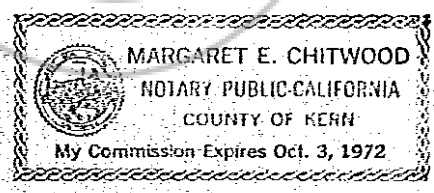
On _____ before me, the undersigned,
a Notary Public personally appeared _____
known to me to be the person _____ whose name _____ subscribed
to the within instrument and acknowledged that _____ executed the
same.

WITNESS my hand and official seal.

STATE OF CALIFORNIA)
COUNTY OF KERN) SS.

On January 13, 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.



Margaret E. Chitwood

EXHIBIT "A"

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

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

Section 5: W/2 E/2 NW/4

Containing 40 acres, more or less.

Including, unless specifically excepted herein, all the land and interests therein owned by Lessor situated in Section _____, Township _____, Range _____, County of _____, State of _____.

SUBJECT TO: All encumbrances, covenants, conditions, rights of way and rights of record.

RECORDED AT THE REQUEST OF American Thermal Resources, Inc.

on March 24 19 72, at 40 mins. past 1 P. M. in

Book 42 of OFFICIAL RECORDS, page 152-154 RECORDS OF

EUREKA COUNTY, NEVADA. Jules A. DePaoli Recorder.

File No. 53886 Fee \$ 5.00

ATR-101

BOOK 42 PAGE 154