

## LEASE AND AGREEMENT

(Short Form)

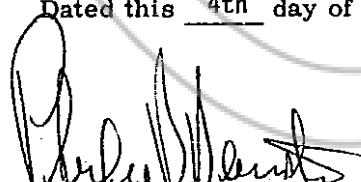
KNOW ALL MEN BY THESE PRESENTS:

That ~~XXXXXXXXXXXX~~ PHILIP B. BONSTIN, 443 So. Barrington Ave.,  
 Apt. 8 Los Angeles, CA 90049, 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.

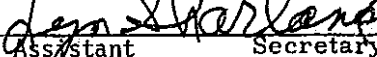
Said Lease and Agreement is incorporated herein and made a part  
 hereof in all respects as though fully set forth herein. Reference is made  
 hereby to executed copies of said Lease and Agreement in possession of  
 Lessor and Lessee, respectively.

Dated this 4th day of December, 19 72.

  
~~XXXXXXXXXXXX~~ PHILIP B. BONSTIN

AMERICAN THERMAL RESOURCES, INC.

By   
 ROY PARODI President

By   
 Assistant Secretary

LESSEE SEAL  
 Affixed

LESSOR

WITNESS

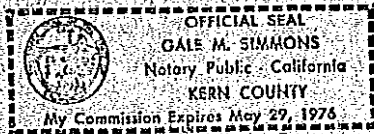


STATE OF CALIFORNIA  
COUNTY OF LOS ANGELES

SS.

On December 4, 1972 before me, the undersigned,  
a Notary Public personally appeared PHILIP B. BONSTIN  
known to me to be the person whose name IS subscribed  
to the within instrument and acknowledged that HE executed the  
same.

WITNESS my hand and official seal.



*Gale M. Simmons*

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.

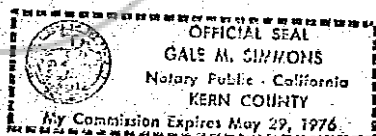
WITNESS my hand and official seal.

STATE OF CALIFORNIA )  
COUNTY OF KERN )

SS.

On December 6, 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.



*Gale M. Simmons*



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 49 East, M.D.B. & M.

Section 7: NE/4 SW/4

together with such rights as Lessor may have in waterways, ditches, sloughs, canals, dikes, levees, roads, streets, alleys, easements, and rights of way within or adjoining the above described lands and containing 40 acres, more or less.

RECORDED AT THE REQUEST OF American Thermal Resources, Inc.,  
on Jan. 15, 19 73, at 04 mins. past 8 A. M. b.  
Book 44 of OFFICIAL RECORDS, page 256-258 RECORDS OF  
EUREKA COUNTY, NEVADA Shelton D. Hart Recorder  
File No. 36946 Fee 5.00

ATR-101

BOOK 44 PAGE 259