10/7/74

61014 GEOTHERMAL RESOURCES LEASE (SHORT FORM)

THIS LEASE AGREEMENT (SHORT FORM) made and entered into this 26 day by and between CATTLEMEN'S TITLE GUARANTEE COMPANY, a corporation co Land & Cattle Company, a corporation, Contract Seller, and FRANK R. WALTERS, GLORIA WALTERS, His Wife, Contract Buyer,

hereinafter called "Lessor," and STANDARD OIL COMPANY OF CALIFORNIA, a corporation, hereinafter called "Lessee,"

WITNESSETH:

1. That Lessor, for valuable consideration, receipt of which is hereby acknowledged, and in consideration of the covenants and agreements contained in that certain Geothermal Resources Lease referred to in Paragraph 3 below, hereinafter called "said Geothermal Resources Lease" has granted, let and leased, and by these presents does grant, let and lease, exclusively unto Lessee the real property hereinafter described and referred to as "said land" for the purposes of drilling for, producing, extracting, taking and removing therefrom (a) all products of geothermal processes, embracing indigenous steam, hot water and hot brines: (b) steam and other gases, hot water and hot brines resulting from water, gas, or other fluids artificially introduced into subsurface formations; (c) heat or other associated energy found beneath the surface of the earth; and (d) byproducts of any of the foregoing such as minerals (exclusive of oil or hydrocarbon gas that can be separately produced) which are found in solution or association with or derived from any of the foregoing (hereinafter collectively referred to as "geothermal resources"), storing, utilizing, processing, converting and otherwise using geothermal resources and selling the same; disposing of waste products; injecting water, brine, steam and gases from one well into another; exploring said land by geological, geophysical or other methods and taking water from said land; and for other uses and purposes incidental to the foregoing uses and purposes, as provided in said Geothermal Resources Lease; and constructing, using, maintaining, erecting, repairing and replacing thereon and removing therefrom such structures, facilities, roads, pipelines and utility lines as are necessary for the foregoing. Possession by Lessee of said land shall be sole and exclusive excepting only that Lessor reserves the right to occupy and use or to lease the surface of said land for agricultural, horticultural or other surface uses, except those granted to Lessee hereunder and in said Geothermal Resources Lease, which uses shall be carried on by Lessor subject to and with no interference with the rights or operations of Lessee hereunder. The said land covered by this lease is situated in the County of Eureka State of Nevada , and is described as follows:

The Southeast $\frac{1}{4}$ of the Southeast $\frac{1}{4}$ of the Northeast $\frac{1}{4}$ of Section 1, Township 29 North, Range 48 East, M. D. B. & M.,

containing 11, 88 acres of land, more or less.

2. This Lease shall remain in force for a term of 10 years from the date hereof and either as long thereafter as geothermal resources are produced from said land or so long as operations are conducted on said land or so long as this lease is kept in force under any other provision of said Geothermal Resources Lease, all as particularly set forth therein and subject to termination as therein

3. This Lease Agreement (Short Form) is made upon the terms, covenants and conditions set forth in that certain Genthermal Resources Lease bearing even date herewith by and between the said parties hereto, covering the real property above described, which Geothermal Resources Lesse is by this reference incorporated herein and made a part hereof in all respects as though the same were fully set forth herein.

4. This Lease and all its terms, conditions and stipulations shall extend to and be binding upon the heirs, executors, administrators, successors and assigns of the parties hereto.

IN WITNESS WHEREOF, the parties hereto have caused this agreement to be duly executed as of the date first hereinabove written.

IFSSEE

APPROVED:

CALICO LAND & CATTLE COMPANY

RECORDED AT THE REQUEST O

AND RETUEN TO STANDARD OIL CO. OF CALIFORNIA

TAND DIPARIMENT SAN FRANCISCO, CAUCOLUA 94120

CONTRACT BUYER

CATTLEMEN'S 'TITLE GUARANTEE

COMPANY, Trustee

MUN CONTRACT SELLER

HOOK 54 PAGE 181
HOT SPRINGS POINT AREA

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	before me, the undersigned, a Notary Public in and for said State, personally appeared FRANK R. WALTERS, JR. AND GLORIA WALTERS
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	Walter R. Alneicu R. Vice President of
	CALTCO LAND & CATTLE COMPANY taken to me to be the
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AURORA BRAVO	and acknowledged to me that <u>he</u> executed the same.
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RECORDED AT THE REQUEST OF

Title Insurance & Trust Co.

Book 54 of Official RECORDS, page 181-183 RECORDS OF

EUREKA COUNTY, NEVADA.

WILLIS A. DePAOLI Recorder

Fig. No. 61014

For \$ 5,00

BOOK 54 PAGE 183 ____