

84150

LEASE
(Short Form)

This Lease Agreement (Short Form) made and entered into this 15th day of March 1982, by and between THE BOARD OF TRUSTEES OF THE LELAND STANFORD JUNIOR UNIVERSITY, a body having corporate power under the laws of the State of California, herein called "Lessor" and CHEVRON U.S.A. INC., herein 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 Lease of Real Estate referred to in Paragraph 3 below, has granted Lessee the sole and exclusive right to use the surface of the land (herein referred to as the "Leased Premises") for any lawful purpose whatsoever during the term of this Lease, including but not limited to the right to store, utilize, process, convert, and otherwise use geothermal resources upon certain real property, and to sell the same or any part thereof or any electric power generated therefrom off said Leased Premises during the term hereof, with the right of entry thereon during the term hereof for said purposes, and to construct, use, maintain, erect, repair and replace thereon, and to remove therefrom all roads, pipelines, ditches and lanes, telephone and telegraph lines, utility installations, power lines, poles, tanks, evaporation or settling basins, extraction or processing plants, machinery, equipment, air and water cooling facilities, buildings, electric power plants, and equipment for generation and transmission of geothermal resources and electric power, and for the handling, treatment or storage of geothermal resources, and all structures and facilities relating thereto, which Lessee may desire to erect, construct or install in carrying on Lessee's business and operations on or from said Leased Premises during the term hereof; and Lessee shall have the further right to

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erect, maintain, operate and remove a plant or plants, structures and facilities with all necessary appurtenances for the conversion of geothermal resources into heat, electric power or another form of energy, and for the extraction of products from steam, brine or water produced from said Leased Premises, including all rights reasonably necessary or convenient thereto, together with rights of way for passage over, upon and across and ingress and egress to and from said Leased Premises for any or all of the above mentioned purposes. Lessee also shall have the right during the term hereof to dispose of waste brine and other waste products from a well or wells on the Leased Premises into a well or wells drilled or converted for that purpose on the Leased Premises, and the right during the term hereof to inject water, brine, steam and gases from a well or wells on the Leased Premises into a well or wells on the Leased Premises or other Premises for the purpose of disposal or maintaining or restoring pressure, increasing or maintaining production, or testing in the productive zones beneath the Leased Premises or other Premises, or for such other purposes as may be required. Further, Lessee shall have the right to use and drill for water in, on, produced from or appurtenant to or crossing the Leased Premises as Lessee may reasonably require in connection with its operations on said Leased Premises without payment to Lessor. The Leased Premises covered by this Lease is situated in the County of Eureka, State of Nevada, and is described as follows:

One hundred acres of land more or less being the northerly most five-eighths (5/8) of the NW 1/4 of Section 17, T31N R48E all lying in Eureka County, Nevada; no part of the leased property lies in Lander County, Nevada.

2. The term of this Lease is for fifteen (15) full calendar years, beginning on March 15, 1982, and ending at midnight on March 14, 1987, unless sooner terminated as provided for in that certain Lease of Real Estate referred to in Paragraph 3 below. Lessee may, at Lessee's option, extend the original term of this Lease for fifteen (15) additional years and thereafter, so long as the Lessee is engaged in operations as identified in such Lease of Real Estate.

3. The Lease Agreement (Short Form) is made upon the terms and conditions set forth in that certain Lease of Real Estate dated March 15, 1982 by and between the parties hereto, covering the real property above described, which Lease of Real Estate is by this reference incorporated herein and made a part hereof in all respects as though the same were fully set forth herein.

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

Lessor:

THE BOARD OF TRUSTEES OF
THE LELAND STANFORD JUNIOR UNIVERSITY

By

William F. Perry *WFP*

Lessee:

CHEVRON U.S.A. INC.

By

Attorney-In-Fact
Attorney-In-Fact

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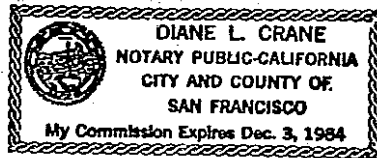
STATE OF CALIFORNIA

County of Santa Clara

ss.

On this 14th day of April 1982, before me, Diane L. Crane, a Notary Public of the State of California, duly commissioned and sworn, with my principal office in the County of Santa Clara, personally appeared William F. Messy, known to me to be the Vice President for Business and Finance of the body having corporate powers that executed the within instrument, and known to me to be the person who executed the within instrument on behalf of the body having corporate powers therein named, and acknowledged to me that such body having corporate powers executed the same pursuant to its by-laws or a resolution of its board of trustees.

Witness my hand and official seal.



Diane L. Crane

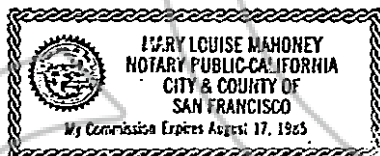
STATE OF CALIFORNIA

City and County of San Francisco

ss.

On April 16th 1982 before me, the undersigned, a Notary Public in and for said City and County and State, residing therein, duly commissioned and sworn, personally appeared J. G. Turner, known to me to be an Attorney-in-Fact of CHEVRON U.S.A. INC., the Corporation described in and that executed the within instrument, and also known to me to be the person who executed it on behalf of said Corporation therein named, and he acknowledged to me that such Corporation executed the same.

IN WITNESS WHEREOF, I Have hereunto set my hand and affixed my official Seal, the day and year in this certificate above written.



Mary Louise Mahoney

Notary Public in and for said City and County of San Francisco, State of California

RECORDED AT REQUEST OF
TITLE INSURANCE & TRUST CO.
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82 APR 23 10:40
OFFICIAL RECORDS
CLERK COUNTY OF NEVADA
WILLIS A. DEAN - RECORDER
FILE NO. 84150
FEE \$ 1.00