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ASSIGNMENT OF GEOTHERMAL LEASES AND AGREEMENT

THIS ASSIGNMENT AND AGREEMENT dated this 30 day of June, 1987, by and between EARTH POWER PRODUCTION COMPANY, a Nevada corporation, hereinafter termed "Assignor", and YANKEE POWER, INC.\* a Nevada corporation, hereinafter termed "Assignee",

WITNESSETH:

THAT, WHEREAS, reference is hereby made to those Geothermal Leases described in Exhibit "A", which is attached hereto and by this reference made a part hereof, those leases hereinafter referred to as "said leases", covering and embracing those certain lands as therein described and hereinafter referred to as "said lands";

WHEREAS, Assignor desires to assign to Assignee and Assignee desires to acquire from Assignor all of Assignor's right, title and interest in and to said leases;

NOW, THEREFORE, for a valuable consideration, Assignor does hereby assign and transfer unto Assignee all of Assignor's right, title and interest in said lease as to said lands, together with all of the estate, right, title, interest and privileges of the Lessee therein and thereunder.

1. Assignor reserves an overriding royalty of two and one-half percent (2½%) of the amount or value of steam, or any other form of heat or other associated energy produced, processed, removed, sold or utilized from said leases or reasonably susceptible to sale or utilization by the Lessee under said leases.

Said overriding royalty shall bear its proportionate share of ad valorem, production and severance taxes and of any other taxes that may be chargeable against the overriding royalty ownership or production. Assignor's overriding royalty is to be determined and paid or delivered to Assignor in the same manner as Lessor's royalty interest in the subject leases.

If the Lessor of any lease assigned herein owns less than the entire and undivided mineral fee in the lands described therein, then as to production from such lease, the overriding royalty herein conveyed shall be payable to Assignor only in the proportion which the mineral interest of the Lessor in said lands bears to the entire and undivided mineral fee.

Assignor also reserves a one and one-quarter percent (1¼%) interest in gross revenues derived from production under said leases. These payments shall equal one and one-quarter percent (1¼%) of the value of steam or any other form of heat or other associated energy produced, processed, removed, sold or utilized from said leases or reasonably susceptible to sale or utilization by the Lessee of said leases. The payments shall be determined and paid on a per lease basis, however, payments under any particular lease shall commence only after \$100,000.00 in gross revenues have been generated by that lease.

Assignee hereby accepts this assignment and agrees to assume and perform all obligations of the Lessee under said leases in respect to the interests and lands hereby assigned and indemnify Assignor and hold it harmless from and against all loss and liability resulting from any failure to perform said obligations occurring hereafter.

This Assignment of Geothermal Leases is made without warranty of title either express or implied.

The terms, conditions and provisions hereof shall be binding upon and inure to the benefit of the heirs, representatives, executors, administrators, successors and assigns of the parties hereto.

\* Formerly Yankee Petroleum Inc.

IN WITNESS WHEREOF, the parties hereto have executed this Assignment and Agreement as of the day and year first hereinabove written.

YANKEE POWER, INC.

EARTH POWER PRODUCTION COMPANY

By Ronald C. Barr  
Rickard  
Assignee

By Ronald C. Barr  
President  
Assignor

STATE OF OKLAHOMA )  
COUNTY OF TULSA )

On this the 30 day of June, 1987, before me, Caroline Tully, the undersigned Notary Public, personally appeared Ronald C. Barr, personally known to me to be the person who executed the within instrument as President of Earth Power Production Company the corporation therein named, and acknowledged to me that the corporation executed it.

WITNESS my hand and official seal.

Caroline Tully  
Notary Public

My Commission expires: June 25, 1989



STATE OF OKLAHOMA )  
COUNTY OF TULSA )

On this the 30 day of June, 1987, before me, Caroline Tully, the undersigned Notary Public, personally appeared Ronald C. Barr, personally known to me to be the person who executed the within instrument as President of Yankee Power, Inc. on behalf of the corporation therein named, and acknowledged to me that the corporation executed it.

WITNESS my hand and official seal.

Caroline Tully  
Notary Public

My Commission expires: June 25, 1989



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Yankee Power, Inc.  
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