

AFTER RECORDING: RETURN TO  
WESTERN STATES MINERALS CORP.  
4975 VAN GORDON STREET  
WHEAT RIDGE, COLORADO 80033

137478

TERMINATION OF OPTION AGREEMENT  
AND MEMORANDUM OF LEASE AGREEMENT

This Agreement is entered into as of November 30, 1990 between Western States Minerals Corporation, a Utah Corporation, whose address is 4975 Van Gordon Street, Wheat Ridge, Colorado 80033 (hereinafter referred to as "WSMC"), and Sam Bida and Neva F. Bida, husband and wife, whose address is 2160 Crawford Street, Ely, Nevada 89301, and Velma Belaustegui, a widow, and The Leon Belaustegui Estate, whose address is P.O. Box 399, Battle Mountain, Nevada 89820 (hereinafter collectively referred to as "Owner").

RECITALS

1. Echo Bay Exploration, Inc. and Owner entered into an EXPLORATION AGREEMENT AND OPTION TO PURCHASE dated November 30, 1989 (the "Option Agreement"), recorded in the official records of Lander County, Nevada in Book 341 at page 405 and the official records of Eureka County, Nevada in Book 207 at Page 178.
2. The Option Agreement concerns certain unpatented mining claims situated in Lander and Eureka Counties, in Lander and Eureka Counties, Nevada which are further described in Exhibit A attached hereto (the "Property").
3. The Option Agreement was assigned to the Rock Creek Venture, a venture consisting of Echo Bay Exploration, Inc. and Western States Minerals Corporation, by an Assignment dated March 1, 1990 recorded in the official records of Lander County, Nevada in Book 345 at Page 666, and in the official records of Eureka County, Nevada in Book 210 at Page 553.
4. WSMC, as Manager of the Rock Creek Venture, and Owner agreed to terminate the Option Agreement and replace it with a lease agreement covering the Property.
5. WSMC, as Manager of, and on behalf of the Rock Creek Venture, and Owner entered into a Lease Agreement effective as of November 30, 1990 for the purposes of exploration and evaluation, and, if warranted, development and mining of the Property (as further described in Exhibit A attached hereto).
6. WSMC and Owner desire to formally terminate the Option Agreement.

BOOK 224 PAGE 372

AGREEMENT

NOW, THEREFORE, in consideration of the recitals and mutual promises and covenants between the parties, and other good and valuable consideration, the parties agree as follows:

1. The Option Agreement is hereby terminated effective as of November 30, 1990, and;
2. The rights and obligations of the parties concerning the Property are now governed by the Lease Agreement which fully replaces the Option Agreement.

A further purpose of this agreement, when recorded, is to provide record notice of the termination of the Option Agreement and the existence of the Lease Agreement concerning the Property. Copies of the Lease Agreement are in the possession of the parties at the addresses hereinabove set forth.

WESTERN STATES MINERALS CORPORATION

By: Arden B. Morrow  
Arden B. Morrow, President

OWNER

Sam Bida  
Sam Bida

Neva F. Bida  
Neva F. Bida

Velma Belaustegui  
Velma Belaustegui

The Leon Belaustegui Estate  
By: Thomas L. Belaustegui  
Thomas L. Belaustegui  
Executor

BOOK 224 PAGE 373

ACKNOWLEDGMENTS

STATE OF COLORADO )  
 ) ss.  
COUNTY OF JEFFERSON )

The foregoing instrument was acknowledged before me this 10 day of JUNE, 1991, by Arden B. Morrow, President of and on behalf of WESTERN STATES MINERALS CORPORATION, a Utah Corporation.

WITNESS my hand and official seal.

My Commission expires: 5/16/93


John F. Carmody  
Notary Public **SEAL Affixed**

My address is: wheat ridge, Colorado

STATE OF NEVADA )  
 ) ss.  
COUNTY OF white pine )

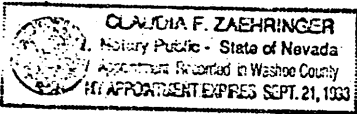
On this 13<sup>th</sup> day of May, 1991, personally appeared before me, a Notary Public, SAM BIDA AND NEVA F. BIDA, personally known to me to be the persons who executed the above instrument, and acknowledged to me that they executed the same for the purposes therein stated.

Viola M. Braden  
Notary Public

 VIOLA M. BRADEN  
NOTARY PUBLIC - STATE OF NEVADA  
White Pine Co. - Nevada  
APPT. EXP. AUG-18-94

STATE OF NEVADA )  
COUNTY OF WASHOE ) ss.

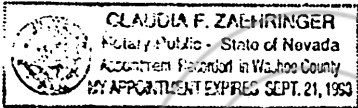
On this 13th day of July, 1991, personally appeared before me, a Notary Public, THOMAS L. BELAUSTEGUI, personally known to me to be the person who executed the above instrument, and acknowledged to me that they executed the same for the purposes therein stated.



Claudia F. Zaehring  
Notary Public

STATE OF NEVADA )  
COUNTY OF WASHOE ) ss.

On this 13th day of July, 1991, personally appeared before me, a Notary Public, VELMA BELAUSTEGUI, personally known to me to be the person who executed the above instrument, and acknowledged to me that they executed the same for the purposes therein stated.



Claudia F. Zaehring  
Notary Public

## EXHIBIT "A"

TO

TERMINATION OF OPTION AGREEMENT  
AND MEMORANDUM OF LEASE AGREEMENTPROPERTY

Attached to and made a part of that certain TERMINATION OF OPTION AGREEMENT AND MEMORANDUM OF LEASE AGREEMENT dated the 30th day of November, 1991, by and between SAM BIDA AND NEVA F. BIDA, and THE LEON BELAUSTEGUI ESTATE AND VELMA BELAUSTEGUI, ("Owner") and WESTERN STATES MINERALS CORPORATION ("WSMC") concerning all that property located in Sections 5, 6, 7, 8 and 9, Township 34 North, Range 48 East, and Sections 31 and 32, Township 35 North, Range 48 East, Mt. Diablo Base and Meridian, Eureka and Lander Counties, Nevada, and more particularly described as follows:

CLAIM NAME AND NUMBER	BOOK	PAGE	BLM SERIAL NO.
RCK No. 1	231	291	NMC-287199
RCK No. 2	231	292	NMC-287200
RCK No. 3	231	293	NMC-287201
RCK No. 4	231	294	NMC-287202
RCK No. 5	231	295	NMC-287203
RCK No. 6	231	296	NMC-287204
RCK No. 7	231	297	NMC-287205
RCK No. 8	231	298	NMC-287206
RCK No. 9	231	299	NMC-287207
RCK No. 10	231	300	NMC-287208
RCK No. 11	231	301	NMC-287209
RCK No. 12	231	302	NMC-287210
RCK No. 13	238	24	NMC-287211
RCK No. 14	238	25	NMC-287212
RCK No. 15	128	175	NMC-318323
RCK No. 16	128	176	NMC-318324
RCK No. 17	128	177	NMC-318325
RCK No. 18	128	178	NMC-318326
RCK No. 19	128	179	NMC-318327
RCK No. 20	128	180	NMC-318328
RCK No. 21	128	181	NMC-318329

A-1 BOOK 224 PAGE 376

<u>CLAIM NAME AND NUMBER</u>	<u>BOOK</u>	<u>PAGE</u>	<u>BLM SERIAL NO.</u>
RCK No. 22	128	182	NMC-318330
RCK No. 23	128	183	NMC-318331
RCK No. 24	128	184	NMC-318332
RCK No. 25	128	185	NMC-318333
RCK No. 26	128	186	NMC-318334
RCK No. 27	128	187	NMC-318335
RCK No. 28	128	188	NMC-318336
RCK No. 29	128	189	NMC-318337
RCK No. 30	128	190	NMC-318338
RCK No. 31	128	191	NMC-318339
RCK No. 32	128	192	NMC-318340
RCK No. 33	243	169	NMC-318341
RCK No. 34	243	170	NMC-318342
RCK No. 35	243	171	NMC-318343
RCK No. 36	243	172	NMC-318344
RCK No. 37	128	193	NMC-318345
RCK No. 38	128	194	NMC-318346
RCK No. 39	128	195	NMC-318347
RCK No. 40	128	196	NMC-318348
RCK No. 41	128	197	NMC-318349
RCK No. 42	128	198	NMC-318350
RCK No. 43	128	199	NMC-318351
RCK No. 44	252	385	NMC-339358
RCK No. 45	252	386	NMC-339359
RCK No. 46	252	387	NMC-339360
RCK No. 47	252	388	NMC-339361
RCK No. 48	256	6	NMC-346032
RCK No. 49	256	7	NMC-346033
RCK No. 50	137	543	NMC-346734
RCK No. 51	137	544	NMC-346735
RCK No. 52	256	8	NMC-346034
ANGUS NO. 2	295	45	NMC-424046
ANGUS NO. 3	295	46	NMC-424047
ANGUS NO. 4	295	47	NMC-424048
ANGUS NO. 5	295	48	NMC-424049

A-2

BOOK 224 PAGE 377

CLAIM NAME AND NUMBER	BOOK	PAGE	BLM SERIAL NO.
ROCK FRACTION #1	259	389	NMC-352203
ROCK FRACTION #2	259	390	NMC-352204
ROCK FRACTION #3	259	391	NMC-352205

BOOK 224 PAGE 372  
 OFFICIAL PLATS  
 RECORDED AT THE REQUEST OF  
*William Cerny*  
 '91 AUG 20 09:17

ELREKA COUNTY, NEVADA  
 M.N. REBALCATTI, RECORDER  
 FILE NO. FEE \$ 1100

137478

A-3

BOOK 224 PAGE 378