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143954

SHORT FORM LEASE

THIS SHORT FORM LEASE, made this 23rd day of November, 1992, between NEWMONT GOLD COMPANY, a Delaware corporation having offices at P.O. Box 669 Carlin, Nevada 89822-0699, (hereinafter called "Lessor"), and PRAXAIR, INC., a Delaware corporation having offices at 39 Old Ridgeway Road, Danbury, Connecticut 06817 (hereinafter called "Lessee").

W I T N E S S E T H :

WHEREAS, Lessor holds fee title to certain real property situated in the County of Eureka, State of Nevada, as more particularly described in Schedule I attached hereto (hereinafter called the "Subject Property");

WHEREAS, by Lease Agreement of even date herewith (hereinafter called the "Lease"), Lessor has leased to Lessee and Lessee has hired from Lessor part of the Subject Property as more particularly described in Schedule II attached hereto (hereinafter called the "Premises"); and

WHEREAS, under the Lease, Lessee has the right to construct upon the Premises a Plant for the production, compression, and metering of oxygen (hereinafter called the "Plant");

NOW, THEREFORE, in consideration of one Dollar (\$1.00), Lessor hereby demises and leases the Premises to Lessee subject to the terms, covenants, conditions and provisions of the Lease which is

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When recorded return to:  
Commonwealth Land Title  
50 Federal Street, 6th Floor  
Boston, MA. 02110

417631-70

hereby incorporated hereby by reference as though more fully set forth herein; and Lessor and Lessee hereby agree as follows:

1. Lessor and Lessee, as identified above, are the same parties, with the same business addresses, which have executed the Lease as to the Premises.

2. The term of the Lease commences upon the date hereof, and shall run until the expiration of a period of fifteen (15) years as measured from the first delivery of oxygen as set forth in the Supply Agreement, subject to any extension as provided in the Supply Agreement, and shall continue thereafter until terminated by either party upon not less than six (6) months' prior written notice to the other party.

3. Unless Lessor exercises its purchase option as set forth in the Lease, the Plant shall remain the property of Lessee and shall be removed by Lessee from the Premises upon the expiration or other termination of the Lease or within twelve (12) months from said date.

4. A true and complete copy of the Lease is on deposit at Lessee's offices as set forth above.

5. Nothing contained in this Short Form Lease shall amend or otherwise modify the Lease.

IN WITNESS WHEREOF, the parties hereto have duly executed this Short Form Lease as of the date and year first above written.

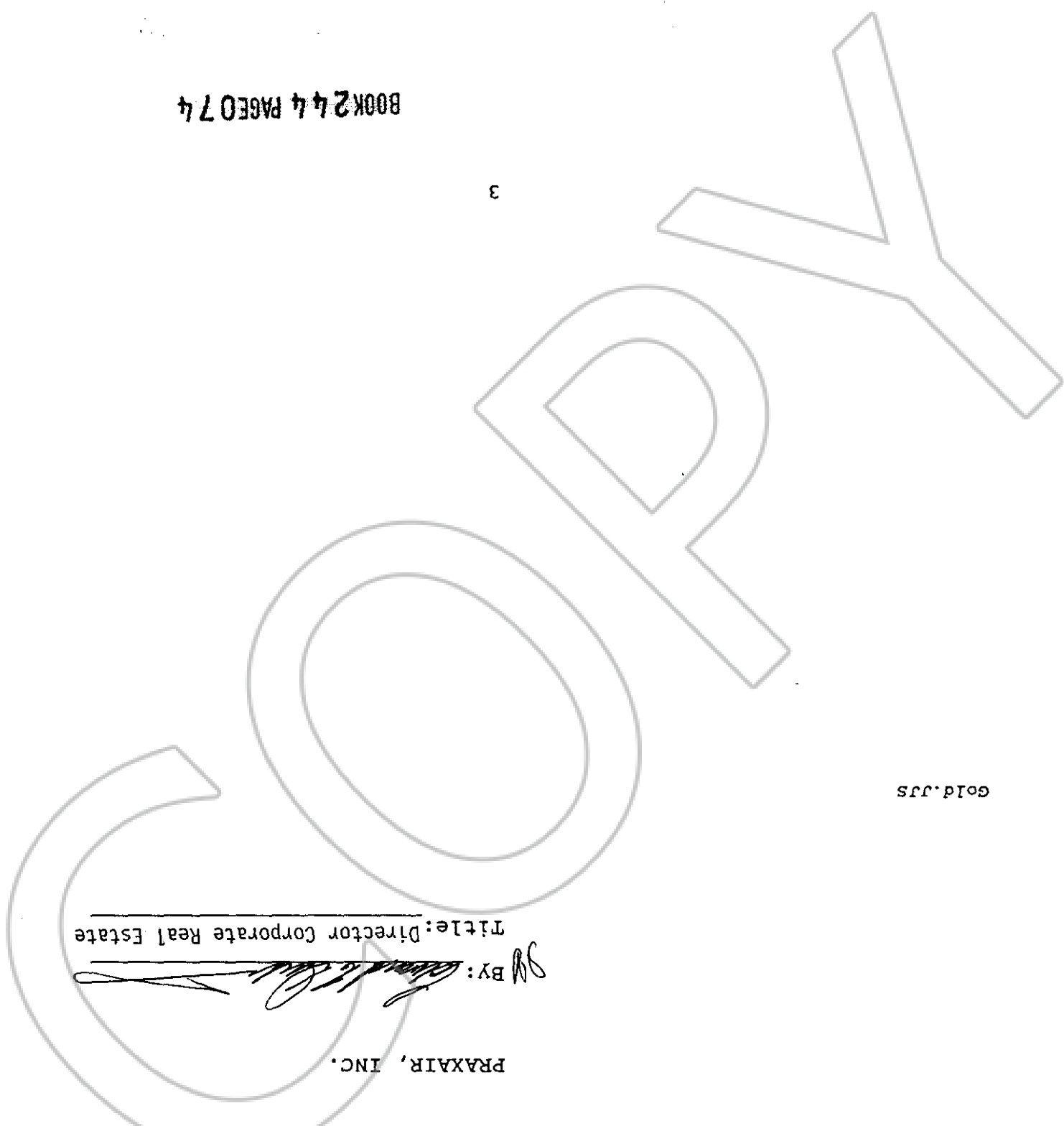
NEWMONT GOLD COMPANY

By: L. J. R. Lawrence  
Title: Sr Vice President Operations

PRAXAIR, INC.

By: [Signature]  
Title: Director Corporate Real Estate

Gold.JJS



Gold.J.J.S

John J. Sidley, Esq.  
Union Carbide Corporation  
39 Old Ridgeway Road  
Danbury, Connecticut 06810

This instrument was prepared by

SUSANNE RUOKONEN  
NOTARY PUBLIC  
MY COMMISSION EXPIRES MARCH 31, 1995

Notary Public

IN TESTIMONY WHEREOF, I have hereunto subscribed by name and affixed my official seal this 23rd day of November, 1992.

Before me, a notary public in and for said county and state, personally appeared E. R. Durkin, Director of Corporate Real Estate, PRAXAIR, INC., to me known to be the same person who executed the foregoing instrument and acknowledged to me that he executed the foregoing instrument on behalf of such corporation and of that the same is the free act and deed of such corporation and of said representative for the uses and purposes therein set forth, and that said representative was duly authorized to execute the same.

COUNTY OF FAIRFIELD

SS:

STATE OF CONNECTICUT

My Commission expires June 13, 1993

Notary Public

IN TESTIMONY WHEREOF, I have hereunto subscribed by name and affixed my official seal this 10th day of December, 1992.

Before me, notary public in and for said county and state, personally appeared W.R. Durkin, President-Operator of Newmont Gold Company, to me known to be the same person who executed the foregoing instrument and acknowledged to me that he executed the foregoing instrument on behalf of such corporation, and that the same is the free act and deed of such corporation and of said representative for the uses and purposes therein set forth, and that said representative was duly authorized to execute the same.

COUNTY OF DENVER

SS:

STATE OF COLORADO

SCHEDULE I

SUBJECT PROPERTY

SE 1/4 SE 1/4 of Section 36, Township 34 North, Range 51 East  
of the Mount Diablo Base and Meridian, Eureka County, Nevada.

COPY

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SCHEDULE II

PREMISES

Newmont gold company

A parcel of land lying within the southeast-1/4 of section 36, T. 34 N., R. 51 E., M.D.M., being more specifically described by meter and bounds as follows:

Commencing at the southeast corner of section 36, T. 34 N., R. 51 E., M.D.M., a 1914 G.L.O. brass cap, from which the northeast corner of said section 36, also a 1914 G.L.O. brass cap, bears N. 0° 05' 41" W., 5337.00 feet;

thence N. 16° 01' 05" W., 1077.63 feet to the true point of beginning;

thence S. 50° 00' 00" W., 248.70 feet;

thence N. 24° 48' 00" W., 296.03 feet;

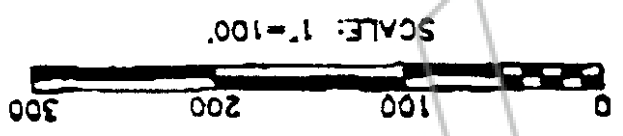
thence N. 65° 12' 00" E., 240.00 feet;

thence S. 24° 48' 00" E., 230.82 feet to the point of beginning, containing 1.451 acres more or less.

REFERENCE BEING MADE TO EXHIBIT "A" ATTACHED AND MADE A PART HEREOF.



EXHIBIT "A"  
TO ACCOMPANY  
LAND DESCRIPTION  
OXYGEN PLANT LEASE PAF  
NEWMONT GOLD COMPAT

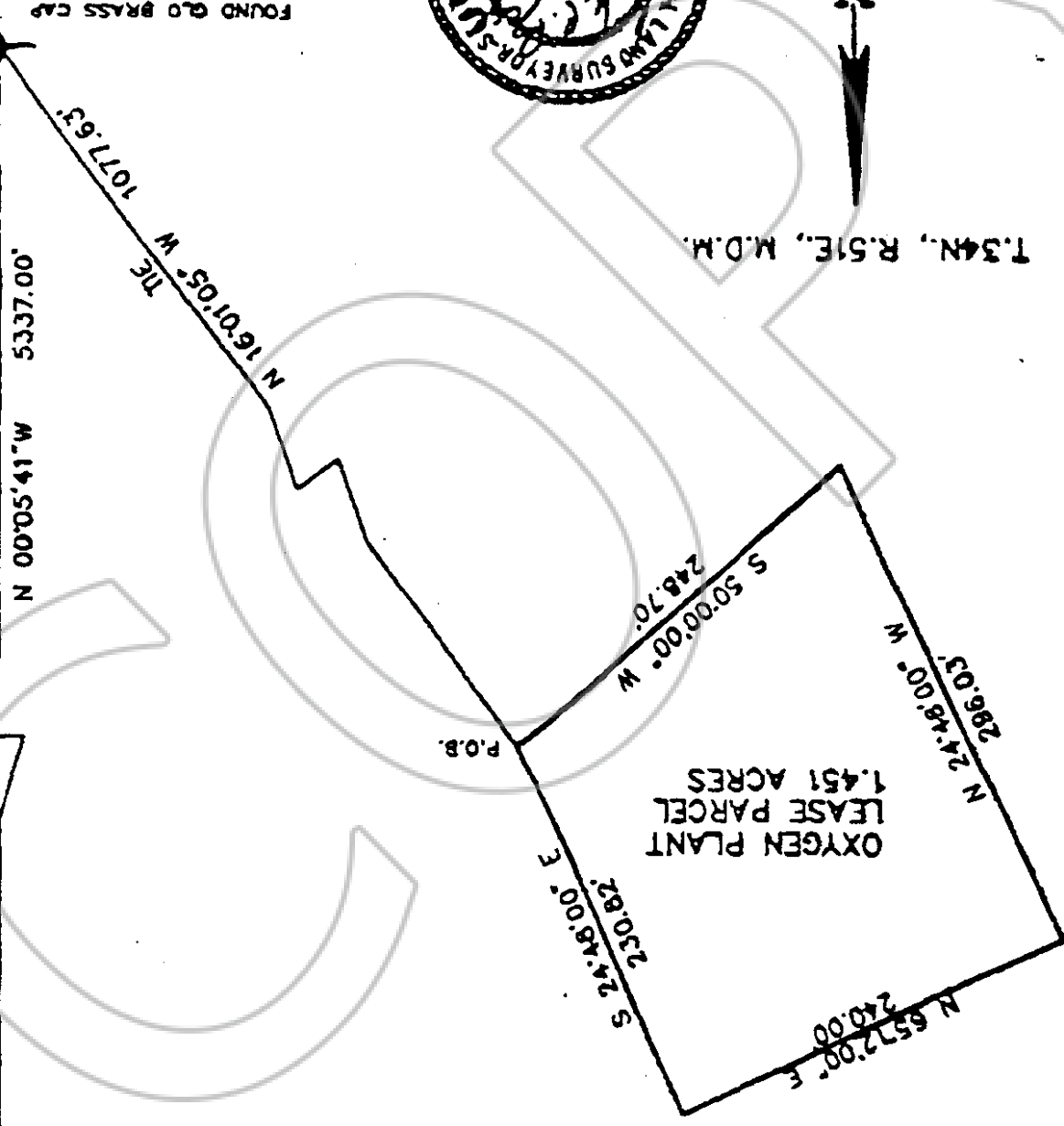


T.34N., R.51E., M.D.M.

FOUND GLO BRASS CAP  
SE COR. SECTION 36

FOUND GLO BRASS CAP  
NE COR. SECTION 36

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BASIS OF BEARINGS



COPY

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143954

EUREKA COUNTY, NEVADA  
M.N. REBALLET. RECORDER  
FILE NO. FEE \$12.00

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OFFICIAL RECORDS  
RECORDED AT THE REQUEST OF  
*First American Title*  
.93 JAN 19 P3:42