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AFTER RECORDING RETURN TO:
Nevada Land & Resource Company, LLC
3264 Goni Road Suite 153
Carson City, NV 89706-7925

Communications Lease #189084

APN: 04-290-08

NOTICE OF NON-RESPONSIBILITY

KNOW ALL MEN BY THESE PRESENTS: That NEVADA LAND AND RESOURCE COMPANY, LLC, a Delaware Limited Liability Company, whose address is 3264 Goni Road, Suite 153, Carson City, Nevada 89706-7925, the owner of hereinafter described real property, has entered into a Lease with Sierra Electronics, a Nevada corporation, whose address is 690 E. Glendale, Suite 9B, Sparks, NV 89432. Nevada Land and Resource Company, LLC will not be responsible for any claims arising from work of improvement in, upon or over said real property, including but not limited to, mineral exploration, mineral development, mineral processing, the construction, alteration, addition to, repair, demolition or removal of any building structure whatsoever, or the seeding, sodding or planting for landscape purposes, or filling, leveling or grading of said property. The real property herein above referred to is located in Eureka County and is legally described in Exhibit "A" attached hereto and made a part hereof.

I declare under penalty of perjury that the foregoing is true and correct, dated August 22, 2001, at Carson City, Nevada.

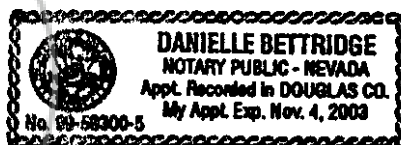
By: *Dorothy Timian-Palmer*
Dorothy Timian-Palmer, COO
Nevada Land & Resource Company, LLC

State of Nevada)
)
County of Carson City)

This notice was acknowledged before me on August 22, 2001, by Dorothy Timian-Palmer, its Chief Operating Officer, who acknowledged that she was the authority to execute this agreement on behalf of Nevada Land and Resource Company, LLC.

Danielle Bettridge
Notary Public

My Commission Expires: 4/03



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ATTN: Jerry

EXHIBIT "A"

