

APN 005-520-13
Recorded at the request of
and when recorded return to:
Montezuma Mines Inc.
559 W. Silver St., Suite 301
Elko, NV 89801

BOOK 377 PAGE 217-220
OFFICIAL RECORDS
RECORDED AT THE REQUEST OF
Montezuma Mines
2004 APR -5 AM 8:27

EUREKA COUNTY, NEVADA
M.N. REDEALTY RECORDER
FILE NO. FEES 17.00

186227

Notice of Mineral Lease and Option to Purchase Agreement

Notice is given that BETTY GRUSS and JOHN J. GARDINER ("GRUBSTAKE") entered into a Mineral Lease and Option to Purchase Agreement (the "Agreement") on March 13, 2000. A copy of the Memorandum of Mineral Lease and Option to Purchase Agreement is attached. John J. Gardiner assigned the Agreement to MONTEZUMA MINES INC., a Nevada corporation.

Dated April 2, 2004

MONTEZUMA MINES INC.

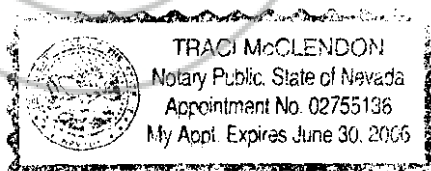
Sharon L. Hogg

By: Sharon L. Hogg, Secretary
559 W. Silver St., Suite 301
Elko, NV 89801
Phone 775-778-3693

STATE OF NEVADA)
)ss
County of Elko)

On this 2nd day of April, 2004, personally appeared before me SHARON L. HOGG, the signer of the foregoing instrument, who duly acknowledged to me that she executed the same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this Memorandum first above written.



Traci McCleendon
Notary Public

Recorded at the request of
and when recorded return to:
John J. Gardiner
14247 West Iliff Avenue
Lakewood, CO 80228-5421

Memorandum of Mineral Lease and Option to Purchase Agreement

Notice is given that the undersigned owner ("Owner") of the real property situated in Eureka County, Nevada, more particularly described in the attached Exhibit A, and John J. Gardiner, 14247 West Iliff Avenue, Lakewood, Colorado, 80228-5421, have entered into a Mineral Lease and Option to Purchase Agreement (the "Agreement") on the date of this Memorandum. The term of the Agreement is five (5) years. The Owner has granted to Gardiner the exclusive right to explore for minerals on the Property.

The Owner has granted to Gardiner an option to purchase the Property which Gardiner may exercise at any time during the term of the Agreement. The Agreement is assignable by the Owner and Gardiner.

Dated 3/13, 2000.

Betty Guosa
Name

Address: 4835 E. Anaheim St. #106
Long Beach, CA. 90804

John J. Gardiner
John J. Gardiner

**Mineral Lease and Option to Purchase Agreement
Exhibit A**

Description of Property

State: Nevada
County: Eureka
Township: 29N
Range: 49E
Section: 19
Parcel Number: 005-520-13
Legal Description: NE1/4 NW1/4
Number of Acres: 40

Owners Name: Betty Lynn

Owners Address: 4835 E. Graham St.
Long Beach, #106
CA - 90804

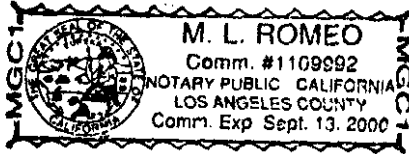
(May include corrections/amendments by Owner)

BB

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

State of California
County of Los Angeles
On 3.13.00 before me, M.L. Romeo, Notary Public
Date Name and Title of Officer (e.g., "Jane Doe, Notary Public")
personally appeared Betty Gress
Name(s) of Signer(s)

☐ personally known to me - OR - ☒ proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.



WITNESS my hand and official seal.

[Signature]
Signature of Notary Public

OPTIONAL

Though the information below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent removal and reattachment of this form to another document.

Description of Attached Document

Title or Type of Document: Mineral Lease & Option to Purchase Agreement
Document Date: _____ Number of Pages: EXHIBIT A

Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

Signer's Name: Betty Gress

- ☒ Individual
☒ Corporate Officer
Title(s): _____
☐ Partner — ☐ Limited ☐ General
☐ Attorney-in-Fact
☐ Trustee
☐ Guardian or Conservator
☐ Other: _____

Signer Is Representing: _____

RIGHT THUMBPRINT
OF SIGNER
Top of thumb here

Signer's Name: _____

- ☐ Individual
☐ Corporate Officer
Title(s): _____
☐ Partner — ☐ Limited ☐ General
☐ Attorney-in-Fact
☐ Trustee
☐ Guardian or Conservator
☐ Other: _____

Signer Is Representing: _____

RIGHT THUMBPRINT
OF SIGNER
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