

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

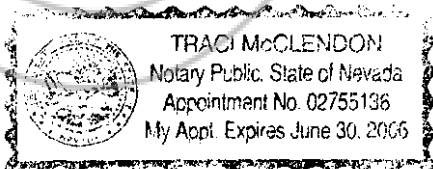
MONTEZUMA MINES INC.

*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

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**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. Ashburn St. #106  
Lakewood, 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 Gross

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

(May include corrections/amendments by Owner)

*BO*

**CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT**

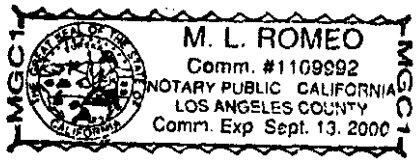
State of California

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 Gross  
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  
EXHIBIT A

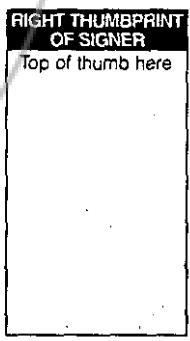
Document Date: \_\_\_\_\_ Number of Pages: 1

Signer(s) Other Than Named Above: \_\_\_\_\_

**Capacity(ies) Claimed by Signer(s)**

Signer's Name: Betty Gross

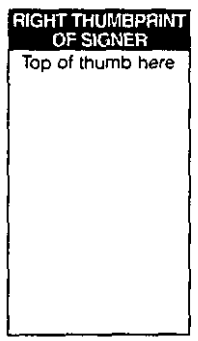
- Individual
- Corporate Officer  
Title(s): \_\_\_\_\_
- Partner —  Limited  General
- Attorney-in-Fact
- Trustee
- Guardian or Conservator
- Other: \_\_\_\_\_



Signer Is Representing:  
\_\_\_\_\_  
\_\_\_\_\_

Signer's Name: \_\_\_\_\_

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



Signer Is Representing:  
\_\_\_\_\_  
\_\_\_\_\_