

APN 005-460-05
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 **221-223**
OFFICIAL RECORDS
RECORDED AT THE REQUEST OF
Montezuma Mines
2004 APR -5 AM 8:28
EUREKA COUNTY, NEVADA
M.N. REBALEATI, RECORDER
FILE NO. FEES **16.00**

186228

Notice of Mineral Lease and Option to Purchase Agreement

Notice is given that JOSEPHINE V. BOZEMAN and JOHN J. GARDINER ("GRUBSTAKE") entered into a Mineral Lease and Option to Purchase Agreement (the "Agreement") on February 15, 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

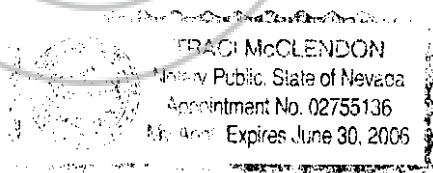
MONTEZUMA MINES INC.

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.



Tracy McLendon
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 2-15-00, 2000.

Josephine V Bozeman
Name

Address: 4711 San Rafael ave
Las Vegas Nev 89120

John J. Gardiner
John J. Gardiner

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

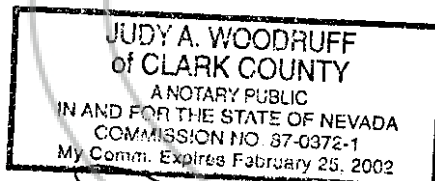
Description of Property

State: Nevada
County: Eureka
Township: 29N
Range: 48E
Section: 25
Parcel Number: 005-460-05
Legal Description: NE1/4 SE1/4 NE1/4
Number of Acres: 8.4

Owners Name: Joyline V Bozeman

Owners Address: 4711 San Rafael Ave
Las Vegas Nev - 89120

(May include corrections/amendments by Owner)



Allan Bozeman is deceased