

APNs: N/A

Recorded at request of and return to:

Jeff N. Faillers  
Erwin Thompson Faillers  
241 Ridge Street, Suite 210  
Reno, Nevada 89501

The undersigned hereby confirm that there are no social security numbers on this document.

**MEMORANDUM OF FIRST AMENDMENT TO  
GOLD CANYON OPTION AGREEMENT**

This Memorandum of First Amendment to Gold Canyon Option Agreement (the “Memorandum”) is entered into by and among NEVADA SELECT ROYALTY, INC., a Nevada corporation (“Nevada Select”), ELY GOLD ROYALTIES INC., a British Columbia corporation (“Ely Gold”), INTERMONT EXPLORATION CORP. a Nevada corporation (“Intermont”), and FREMONT GOLD LTD., a British Columbia corporation (“Fremont”). Nevada Select, Ely Gold, Intermont, and Fremont are sometimes referred to individually as a “Party” and collectively as the “Parties.”

**RECITALS**

**NOTICE IS HEREBY GIVEN, that:**

- A.** Nevada Select, Ely Gold, Intermont Exploration LLC, a Nevada limited liability company (“Intermont LLC”), and Fremont entered into the Gold Canyon Option Agreement dated December 29, 2017 (the “Option Agreement”), concerning certain unpatented mining claims situated in Eureka County, Nevada, a memorandum of which was recorded in the Office of the Eureka County Recorder, Nevada, on January 5, 2018, as Document No. 2018-234632 (the “Original Memorandum”).
- B.** Intermont LLC converted to a corporation incorporated under the laws of the State of Nevada, with the resulting entity being Intermont, pursuant to the Articles of Conversion filed in the Office of the Nevada Secretary of State on July 25, 2019, as Document No. 20190061449.

- C. The Parties have amended by the Option Agreement to, among other things: (a) delete Exhibit A-1 of the Option Agreement (as described in Exhibit A-1 of the Original Memorandum), which describes the unpatented mining claims subject to the Option Agreement, and replace it with the Exhibit A-1 attached to this Memorandum; and (b) delete Exhibit A-2 of the Option Agreement (as described in Exhibit A-2 of the Memorandum) in its entirety such that it has no force or effect in the Option Agreement, as amended.

This Memorandum may be executed in counterparts, each of which shall constitute an original and all of which, taken together, shall constitute a single agreement.

Dated this 22 day of August, 2019.

*[Signatures on following pages.]*



ELY GOLD ROYALTIES, INC., a British Columbia corporation

By: [Signature]

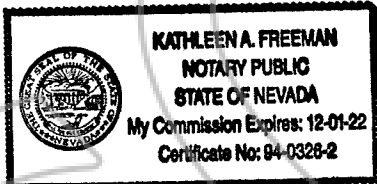
Name: Trey Wasser

Title: PRESIDENT/CEO

STATE OF Nevada )  
 )ss.  
COUNTY OF Washoe )

This NSR Royalty Agreement was acknowledged before me on August 30, 2019, by Trey Wasser [name], President, CEO [title] of ELY GOLD ROYALTIES, INC., a British Columbia corporation.

By: [Signature]  
Notary Public



My commission expires: 12-1-22



FREMONT GOLD LTD., a British Columbia corporation

By: B.M.

Name: Blaine Monaghan

Title: CEO

Province )  
STATE OF BC )  
CITY )ss.  
COUNTY OF Vancouver )

This NSR Royalty Agreement was acknowledged before me on August 22, 2019, by Blaine Monaghan [name], CEO [title] of FREMONT GOLD LTD., a British Columbia corporation.

By: [Signature]  
Notary Public

My commission expires: does not expire.

**KALEIGH C. NEVIN**  
*Barrister & Solicitor*  
**MORTON LAW LLP**  
1200 - 750 WEST PENDER STREET  
VANCOUVER, B.C. V6C 2T8  
604-331-9545 604-681-9852

**Exhibit A-1**  
(Gold Canyon Claims)

The following twenty-six (26) unpatented lode mining claims situated in Sections 4 and 5, T. 22 N., R. 50 E., and Sections 32 and 33, T. 23 N., R. 50 E., MDM, in Eureka County, Nevada:

<b>Claim Name</b>	<b>Location Date</b>	<b>County Document No.</b>	<b>BLM NMC No.</b>
Gold Ridge 5	9/4/2015	229945	1112143
Gold Ridge 6	9/4/2015	229946	1112144
Gold Ridge 7	9/4/2015	229947	1112145
Gold Ridge 8	9/4/2015	229948	1112146
Gold Ridge 9	9/4/2015	229949	1112147
Gold Ridge 10	9/4/2015	229950	1112148
Gold Ridge 11	9/4/2015	229951	1112149
Gold Ridge 12	9/4/2015	229952	1112150
Gold Ridge 13	9/4/2015	229953	1112151
Gold Ridge 14	9/4/2015	229954	1112152
Gold Ridge 15	9/4/2015	229955	1112153
Gold Ridge 16	9/4/2015	229956	1112154
Gold Ridge 17	9/10/2015	229957	1112155
Gold Ridge 18	9/10/2015	229958	1112156
Gold Ridge 19	9/10/2015	229959	1112157
Gold Ridge 20	9/10/2015	229960	1112158
Gold Ridge 21	9/10/2015	229961	1112159
Gold Ridge 22	9/10/2015	229962	1112160
Gold Ridge 23	9/10/2015	229963	1112161
Gold Ridge 24	9/10/2015	229964	1112162
Gold Ridge 25	9/10/2015	229965	1112163
Gold Ridge 26	9/10/2015	229966	1112164
Gold Ridge 27	9/10/2015	229967	1112165
Gold Ridge 28	9/10/2015	229968	1112166
Gold Ridge 29	9/10/2015	229969	1112167
GCN-30	4/19/2018	2018-235493	1175493

***Total of twenty-six (26) unpatented lode mining claims.***

**[End of Exhibit A-1]**