

LEASE

THIS INDENTURE, executed in triplicate, this 24th day of April, 1971, between Wind River Mining Co., a Washington corporation, hereinafter sometimes referred to as First Party, Lessor and Vernon R. Pratt, hereinafter sometimes referred to as Second Party, Lessee, WITNESSETH:

That the Lessor for and in consideration of the rents, covenants and agreements hereinafter expressed to be paid, kept, and performed by the Lessee, has leased, let and demised, and by these presents does lease, let and demise unto the Lessee, the following described premises and property, situate, lying and being in Paradise mining district, in the County of Skamania, in the State of Washington, to-wit:

	Book	Page		Book	Page
Paradise Mine	40	242	Lode Star #1	H	345
Wind River #1	H	346	Wind River #2	H	347
Wind River #3	H	374	Wind River #4	H	344
Wind River #5	I	208	Wind River #6	I	209
Wind River #7	I	210	Wind River #8	I	211
Wind River #9	I	212	Wind River #10	I	213
Wind River #11	I	214	Wind River #12	I	215
Wind River #13	I	216	Wind River #14	I	217
Wind River #15	I	218	Wind River #16	I	219
Wind River #17	I	220	Wind River #18	I	221
Wind River #19	I	222			

together with any and all mining equipment now owned by Lessor and situated upon said premises, including but not limited to the following particular items of personal property:

- 1 - D-7 Caterpillar tractor Serial Number 4-T-7375 with Hyster towing winch and Letourneau straight cable dozer.
- 1 - 100 KW light plant powered by GFC 671 Serial Number 66014 with 125 HP induction motor.
- 1 - 300 CFM Air compressor powered by D13000 cat engine.
- 1 - HL3 mucking machine.
- 1 - Emco air locomotive.
- 1 - Drilling machine Gardner Denver with air leg.
- 1 - Single drum with nigger head air hoist.
- 1 - Portable sawmill with P-70 diesel engine.
- 1 - Colorado Iron Works 4x3 Ball Mill complete
- 1 - 6" x 12" Handy Jaw Crusher

It is understood that the D-7 Caterpillar has a left steering clutch frozen and not operational. Also the 500 CFM air compressor and saw mill are not operational at this time and the lessee shall not be responsible for their condition at this time.

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To have and to hold the same for the term of ten years beginning June 18, 1971, for the purpose of prospecting, mining, drilling, boring, or digging for oil, gas, asphalt, lead, zinc, gold, copper, silver, and all and every other kind or kinds of valuable mineral, ore, fossils, or vegetable substance whatever, with the right to use so much of the surface of the land and any buildings and other property located upon such land and so much of the timber and building stone found thereon as may be properly needed to successfully conduct the prospecting and mining operation; also the right-of-way over and across the land whereon to construct and operate such line or lines of railroad or roads including bridges and waterways as may be necessary to carry on and prosecute the objects of this indenture; also the right to erect buildings, derricks and pumping plants, for the business of boring, prospecting, mining and prosecuting the object of this indenture, with the right to remove any buildings or constructions, refineries, concentration mills, machinery, pipelines and any other improvements placed upon said premises by the Lessee, at any time or within one year from the date of the termination or expiration of this lease.

The Lessee further covenants and agrees that the Lessor shall have the right at all reasonable times to enter upon the leased premises and inspect the same.

The Lessee further covenants and agrees to occupy and hold all crevices, side veins, spurs, feeders, cross loads, parallel loads or mineral deposits of any kind which may be discovered in working under this lease on Lessor's property as the property of Lessor and the Lessee shall have the privilege of working the same as an appurtenance of the demised premises during the term of this lease and Lessee agrees not to locate or record the same, or allow the same to be located or recorded except in the name of the Lessor; however, Lessee shall have the right to prospect elsewhere on his own, stake claims in his own name or purchase the same, provided however, that Lessee shall not stake or purchase any claim closer than one claim's width to the property or any claim in the name of the Lessor.

The Lessee agrees with the Lessor to keep books of account showing the amount of ore extracted from the mine, the amount of ore shipped, sold or traded, and the amount of money received from the sale of the ore or the value extracted therefrom; that

from and out of the values obtained from the ores so extracted and which may be found in, on, or around the mine, and reduced, treated, sold or shipped, the Lessee will pay to the Lessor TEN (10%) PER CENT of the gross receipts including subsidies thereof which shall be paid and delivered to the Lessor at the end of each three (3) month period during the term of this lease; that a duplicate of mill, smelter, or retort return shall be furnished by the mill owner or by the owner of the smelter or retort to the Lessor; records of core samples, maps and assays to be furnished Lessor upon request, and copies of all such records to be turned over to Lessor upon termination of this Lease, and that books of account shall be opened at all reasonable times to the Lessor and its representatives.

The Lessee covenants and agrees with the Lessor to maintain all equipment and buildings leased hereunder in good condition, reasonable wear and tear thereof excepted, during the term of this lease.

The Lessor covenants and agrees with the Lessee that the Lessee shall have sole access to the property leased hereunder save and except that the Lessor shall have access to said premises and property at reasonable times for the purposes of inspecting the same.

The Lessor further covenants and agrees with the Lessee that Lessee shall use any mining methods he deems advantageous in the operation of said mine.

The Lessor hereby grants to the Lessee an option to renew this lease for an additional period of ten years upon the same terms and conditions as are herein granted upon the condition that Lessee shall serve written notice of his intention to so renew said lease upon the Lessor within 90 days of the expiration of the term herein granted.

The Lessee covenants and agrees to work said mine in a workmanlike manner and in the event that he fails to do so or to keep any of the covenants and agreements herein contained, then the Lessor, at his option, may terminate said lease upon giving the Lessee 30 days written notice of his intention to do so and in the event that Lessee finds it unprofitable to operate said mine under the terms of this lease, then Lessee shall serve written notice upon Lessor of his intention to terminate said lease and said lease shall become null and void THIRTY (30) days after service of said written notice upon the Lessor.

1/15
 Lessee agrees to pay all personal property tax, excise tax, ~~real property tax not to exceed \$100.00 per year~~, and sales tax levied upon the property leased hereunder during the term of this lease; and to maintain state industrial, accident, and liability insurance to adequately cover any loss that may be sustained by the Lessor hereunder.

Lessee promises and agrees to save the Lessor harmless from any loss as a result of actions at law or suits in equity arising out of Lessor's use and operation of the property leased hereunder.

Lessee further promises and agrees that a minimum of Five Hundred (500) hours work will be performed in the operation of property leased hereunder every three months during the term of this lease, beginning July 1, 1971, unless adverse weather conditions render it impractical.

It is further understood and agreed that in the event that Lessee be by act of God, fire, flood, water, strike, lock-out, or any other cause beyond his control prevented from fulfilling any conditions or terms of this lease, such failure shall not be considered a breach of the terms hereof, but the Lessee agrees, in any such case to use all reasonable diligence to remove such preventing cause.

Lessee covenants and agrees that at the end of the term herein granted or any sooner termination of said lease to surrender, yield, and deliver to the Lessor, his heirs, executors, administrators or assigns quiet and peaceable possession of the premises in good condition.

In the event that it becomes necessary for either of the parties hereto to engage the services of an attorney to enforce the terms of this lease, or to recover for the breach of any of the terms hereof, then it is understood and agreed that the party at fault shall pay such sum as is reasonable to the party not at fault as and for attorney's fees incurred in enforcing the provisions of said agreement or bringing action for damages for breach of the terms contained herein.

IN WITNESS WHEREOF the parties hereto have executed these presents the day and year first above written,

LESSEE:

Vernon B. Pratt
 VERNON B. PRATT

LESSOR:

WIND RIVER MINING COMPANY by.

George E. Philpott
 GEORGE E. PHILPOTT

BOOK 5 PAGE 56
MINUTES OF MEETING OF BOARD OF DIRECTORS
OF
WIND RIVER MINING CO.

APRIL 24, 1971

This meeting was called to order by George E. Philpott, President, and the Secretary recorded the minutes. All of the board of directors were present except Bernard H. Monard and by signing these minutes hereby waive the time, place and purpose of said meeting and consent to it being held.

A lease which was submitted by Vernon B. Pratt covering our mining property in Skamania County, Washington was read and thoroughly discussed.

Thereupon, a vote was taken whether or not to accept this lease as written and said lease was accepted unanimously.

Thereupon it was,

RESOLVED, that the Board of Directors direct the President to execute said lease as lessor for Wind River Mining Co.

There being no further business coming before the meeting, same was adjourned subject to the call of the President.

George E. Philpott

PRESIDENT

DIRECTORS

Ken M. Nelson

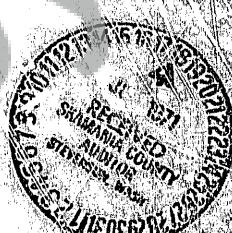
W. J. Smith

W. J. Holliman

Edwin B. Berne

Robert L. Miller

George E. Philpott



This lease, made and executed between Donald A. Brown, of North Bonneville, Washington, of the first part, and Mr. Charles H. Peppenhagen, of Portland, Oregon, of the second part.

WITNESSETH: That in consideration of the rents and other covenants hereinafter expressed, the first party devises and leases and does hereby demise and lease to the second party the following described parcel of ground.

A plot of ground beginning at a point on the east line of the established pump house road, thence eastward seventy-five (75') feet following the north line of the established street road, thence northward seventy-five (75') feet, thence westward seventy-five (75') feet, thence southward seventy-five (75') feet following the said east line of the established pump house road to the point of beginning, located in the area specified in Block number Six (#6), situated in the Brown tract, a part of the old claim with donation land claim, beginning at a point in the North line of State Road number eight (#8), three hundred and twenty (320') feet West of Section line between Sections numbered twenty-one (21) and numbered twenty-two (22), Township two (2) North Range seven (7) East N. M. In Shumania County Washington.

With the privilege thereto, for and during the term of ten (10) years from the 1st day of June 1969 to the 1st day of June 1979, with the further privilege of a ten (10) year extension of time which extension shall be optional with the second party.

On the 1st day of June 1969, and then on the 1st day of every following month the second party shall pay, or cause to be paid to Donald A. Brown the monthly rental of four (\$4) dollars during the term of this lease.

It is understood that the use of said ground by the second party is for the sole purpose of residence and/or living quarters, and he agreed to keep the tract free from debris and also to comply with sanitary laws and

LEASE: (Charles H. Poppenhagen) - Page 2.

requirements demanded by the commonwealth, and to the best of his ability to permit no undue traffic in low practices or intoxicating liquor.

The first party shall pay all taxes assessed against the ground value. The second party shall provide and pay water taxes or assessments. And he shall pay the taxes assessed on the value of his improvements. The improvements may be moved off the ground at the expiration of this lease providing lessee has faithfully fulfilled the covenants herein contained. Ten additional days of grace are allowed in which to make said rental payments to the first party.

This lease may be sub-rented or transferred at any time upon proper notification to the first party on the same lease conditions.

All the foregoing stipulations herein contained shall be mutually binding on administrators, heirs, and assigns of the parties hereto.

Signed Donald A. Brown
First Party.

Signed Charles H. Poppenhagen
Second Party.

Witness:

L. C. Poppenhagen

State of Washington,)
County of Skamania.) SS.

I, V. C. Fowler, a Notary Public, do hereby certify that on this 23rd day of June, 1971, personally appeared before me Donald A. Brown, of North Bunnville, Washington, and Mr. Charles H. Poppenhagen, of Portland, Oregon; to me known to be the individuals described in and who executed the within instrument, and acknowledged that they and each of them were authorized to and did sign and seal the same as their free and voluntary act and deed for the uses and purposes therein mentioned.

Given under my hand and official seal this 23rd day of June, 1971.



Notary Public for the State of
Washington, residing at Stevens
therein.

