

It is understood that this option may be exercised by the Optionee at any time before August 1, 1980, by giving written notice of such exercise to the Optionor and to the designated Escrow Agent, accompanied by payment to the Escrow Agent of the total balance due on the full purchase price as outlined previously.

3. The Escrow Agent is hereby designated as the National Bank of Commerce, White Salmon, Washington, and the parties hereto agree to execute contemporaneously herewith escrow instructions designating the duties of said Escrow Agent. Optionor shall at any time after the execution hereof on request of Optionee deposit with the Escrow Agent a good and sufficient executed Quitclaim Deed to transfer on the records of the appropriate registry office the Mining Claims to Optionee, together with instructions for the said Deed to be delivered to Optionee at such time as payment of the total purchase price called for hereinabove shall have been made, and instructions for the said deed to be returned to the Optionor upon termination by Optionee of its option hereunder or upon the running of the term hereof. Optionee shall pay all charges which may be made by the Escrow Agent for said escrow, except charges made by the Escrow Agent for distributing funds to or at the direction of the Optionor.

4. Since it is impossible for Optionor to furnish an Abstract of Title for the Mining Claims, as no title insurance company will prepare one, Optionee will, at its sole expense, prepare, if desirable, the aforementioned Abstract. In preparing this Abstract, Optionor will aid Optionee in every way possible. In the event that Optionee deems the title unacceptable for reasons other than any overlap of the Mining Claims on Miner's Queen Mining Claims