

ASSIGNMENT OF LEASE

KNOW ALL MEN BY THESE PRESENTS that ST. PATRICK MINING COMPANY, INC., a corporation organized under the laws of the State of Delaware, having its principal place of business at 287 Richmond Street, East, Toronto, Ontario, Canada, hereinafter referred to as ASSIGNOR, and THE BUNKER HILL COMPANY, a corporation organized under the laws of the State of Delaware, having its principal place of business at Kellogg, Idaho, hereinafter referred to as ASSIGNEE, hereby agree as follows:

RECITALS:

1. ASSIGNOR'S predecessor in interest, PATRICK HARRISON AND COMPANY, LIMITED, entered into a Lease Agreement with COMBINED METALS REDUCTION COMPANY, by its duly court appointed, qualified and acting Trustee, Paul Gemmill, dated August 8, 1973, as amended and approved by "Order Approving Compromise and Settlement Respecting Caselton Mine Lease and Approving Modified and Amended Mill Lease," dated August 20, 1976, Roger D. Foley, Chief United States District Judge. All right, title and interest in and to said Lease was assigned by PATRICK HARRISON AND COMPANY, LIMITED, to ST. PATRICK MINING COMPANY, INC., by Instrument dated December 10, 1974, and recorded as Document No. 55617, Lincoln County, Nevada, Recorder.

2. ASSIGNOR desires to assign all its right, title and interest in said lease as amended to Assignee pursuant to an Agreement between ST. PATRICK MINING COMPANY, INC., and THE BUNKER HILL COMPANY dated August 30, 1976.

WHEREFORE, in consideration of the amount of Ten and No/100 (\$10.00) Dollars, the receipt of which is hereby acknowledged, and other good and valuable consideration, ASSIGNOR does grant, convey and assign to ASSIGNEE said Lease dated August 8, 1973, as amended, together with the premises more particularly described as Exhibit "B" attached hereto and by reference made a part hereof. ASSIGNOR does also grant, convey and assign to ASSIGNEE the property described as the Caselton Mill facilities as more fully described in Exhibit "A" attached hereto and by reference made a part hereof.

ASSIGNEE, and the successors and assigns of ASSIGNEE, shall have the Lease during the remainder of the term of the Lease and any renewals thereof.

IN WITNESS WHEREOF, the parties have executed this Assignment at Kellogg, Idaho, this 10th day of September, 1976.

ATTEST:

ATTEST:

[Signature]
Secretary

ST. PATRICK MINING COMPANY, INC.
Assignor

By: *[Signature]*
GERALD HARRISON, its President

THE BUNKER HILL COMPANY, Assignee

By: *[Signature]*
H. HALLEY, President
BOOK 29 PAGE 406



STATE OF IDAHO)
COUNTY OF Shoshone) ss.

On this 14th day of September, 1976, before me, the undersigned, a Notary Public in and for the County of Shoshone, State of Idaho, duly commissioned and sworn, personally appeared RERALD HARRISON, known to me to be the President of ST. PATRICK MINING COMPANY, INC., that executed the within instrument and known to me to be the person who affixed his name thereto as such President and who acknowledged to me that he executed the same freely and voluntarily and for the uses and purposes therein mentioned.

Joanne Hebert
Notary Public
Joanne Hebert
Notary Public, State of Idaho
My Comm. Exp: 6-1-77

STATE OF IDAHO)
COUNTY OF Shoshone) ss.

On this 14th day of September, 1976, before me, the undersigned, a Notary Public in and for the County of Shoshone, State of Idaho, duly commissioned and sworn, personally appeared J. H. Harrison, known to me to be the President of THE BUNKER HILL COMPANY, that executed the within instrument and known to me to be the person who affixed his name thereto as such President and who acknowledged to me that he executed the same freely and voluntarily and for the uses and purposes therein mentioned.

Joanne Hebert
Notary Public

Notary Public, State of Idaho
My Comm. Exp: 6-1-77

No. 58648
FILED AND RECORDED AT REQUEST OF
ROBERT MARSHALL
OCT 12 1976
AT 1 MINUTES PAST 9 O'CLOCK
A.M. IN BOOK 1R OF OFFICIAL
RECORDS, PAGE 406 LINCOLN
COUNTY, NEVADA.
Franklin
COUNTY RECORDER

CASTLETON MILL FACILITIES
(as detailed in inventories delivered to LESSEE)

Crusher Section:

Crushers
Screens
Conveyors
Bucking Room

Mill Section:

Conveyors
Ore Bins
Reagent Feeders
Ball Mills
Classifiers
Flotation Machines
Pumps
Samplers
Sample Room
Shop
Sub-station & Switch House
Reagent Floor
Sink Float

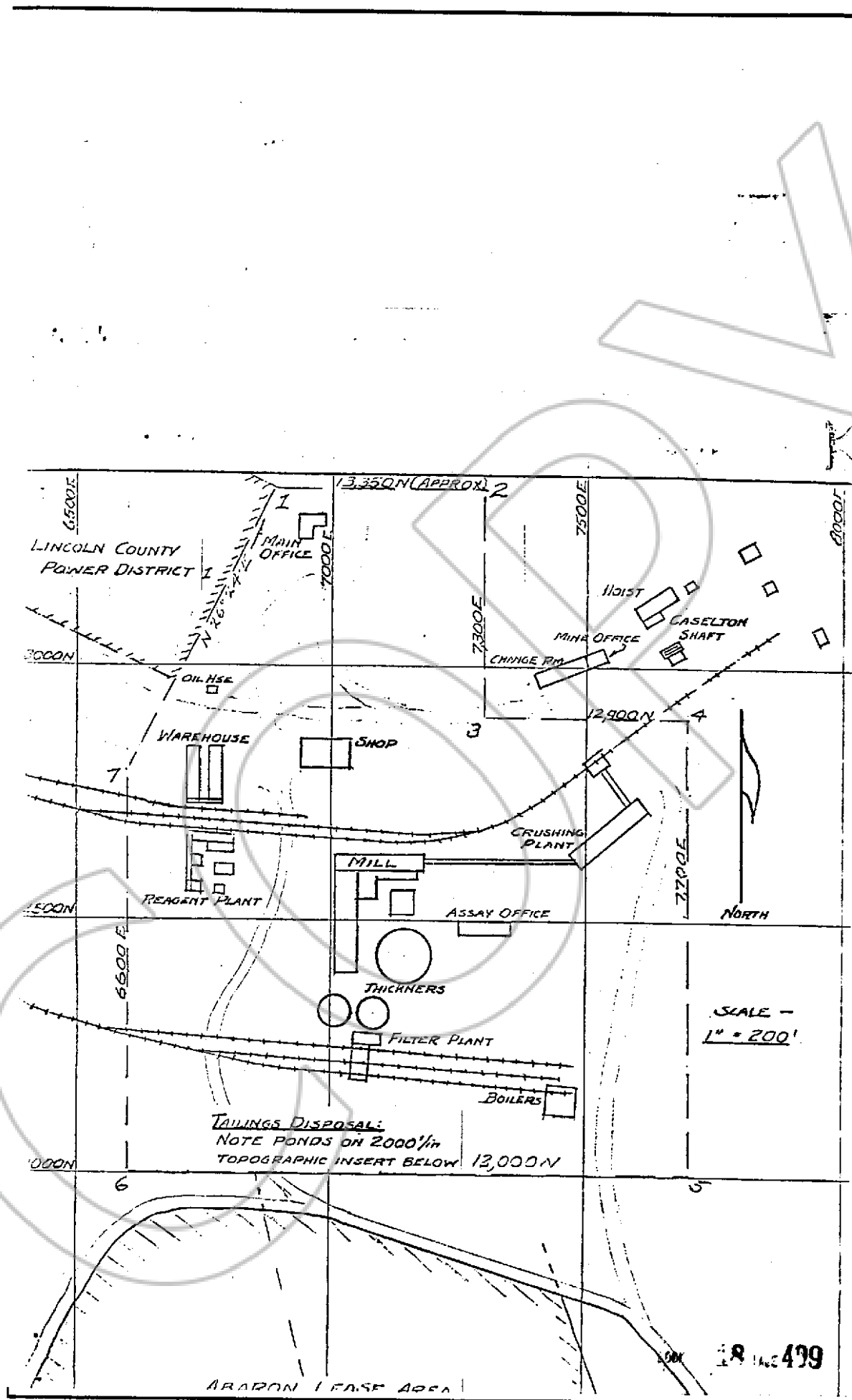
Filter Plant
Mill Laboratory Section
Assay Office Section
Engineer's Office
Mill Office
Boilers
Warehouse
Mill Buildings
Thickeners
Oil House

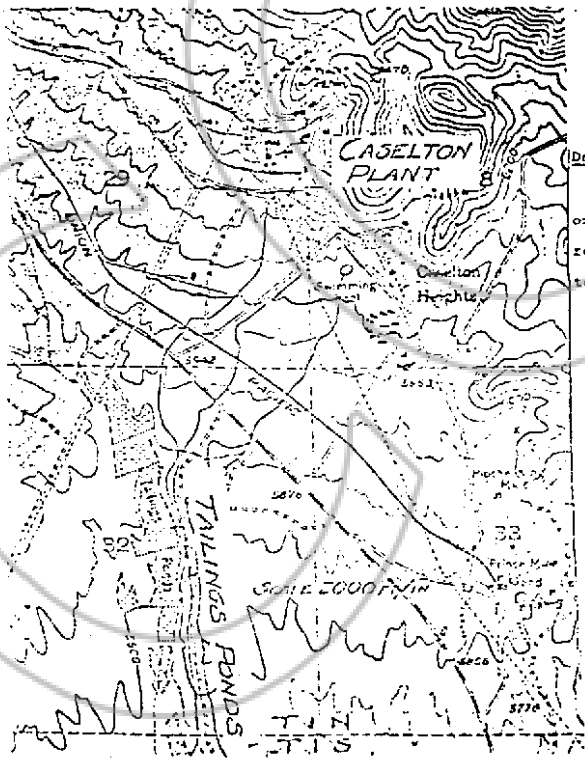
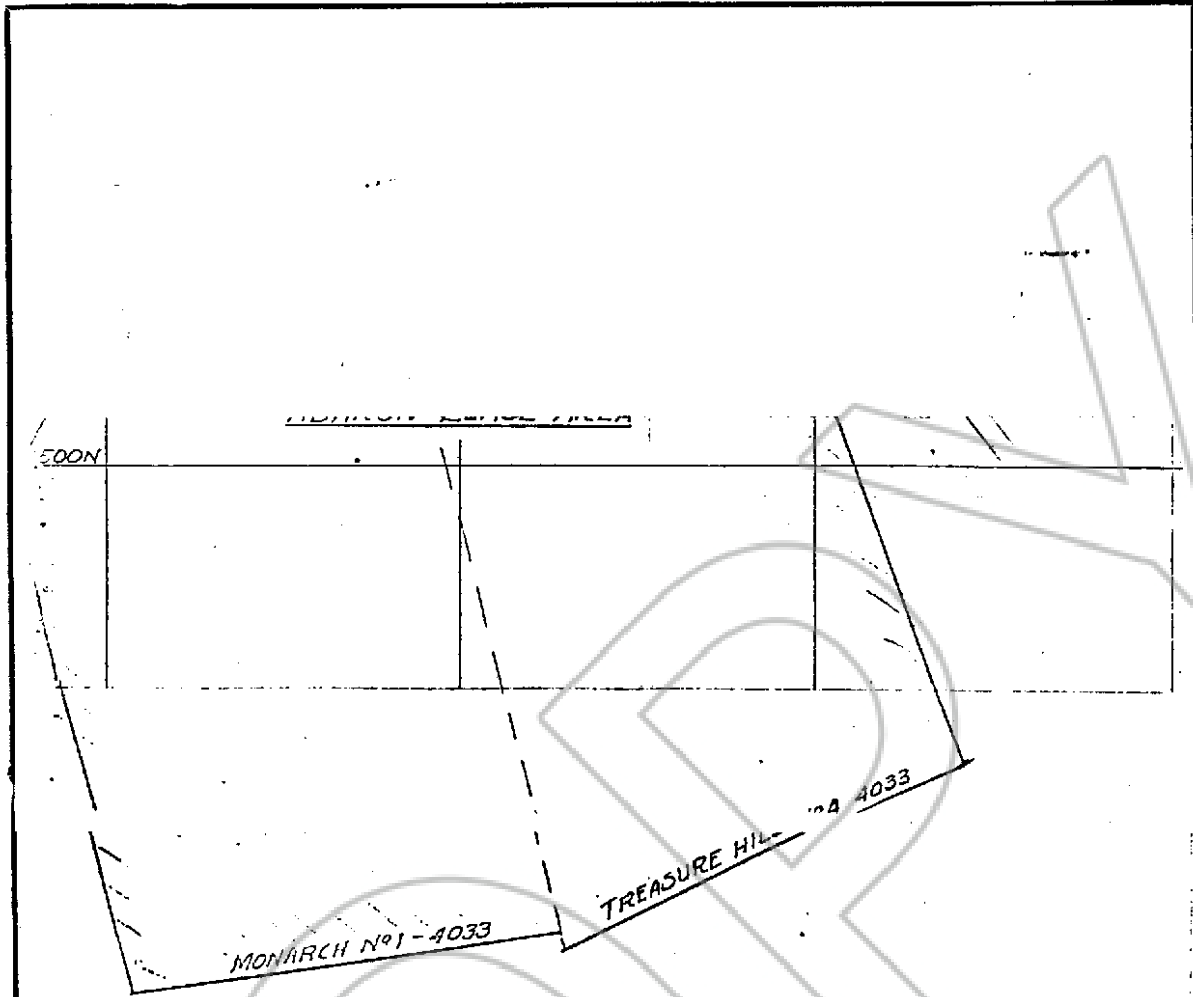
General Office
Metalurgical Laboratory
Warehouses
Machine Shop and Truck Repair Shop
Mill Electric Shop
Steam Plant
Saw Shop

All of the Contents of the foregoing

EXHIBIT "A"

Lincoln County





Description:

Based upon the established coordinate system shown on surface maps of the Combined Metals Plowbe properties and represented on this map, the surface area leased under the terms hereof is described as follows:

Beginning at Corner 1, the NE corner of Lincoln County Power District No. 1, main distribution substation yard area, (the coordinates of which are scaled from Plant General Arrangement Map DD-P on scale of 1 inch equals 100 ft.) thence east an approximate distance of 410 feet to Corner 2, thence south along coordinate 7300 E an approximate distance of 450 feet to corner 3, thence east along coordinate 12,950 E a distance of 450 feet to corner 4, thence south along coordinate 7700 E a distance of 500 feet to corner 5, thence west along coordinate 12,650 E a distance of 1100 feet to corner 6, thence north along coordinate 6000 E a distance of approximately 100 feet to point a line projected S 26° 24' W from corner 1, said course following along the east boundary of Lincoln County Power District No. 1, thence in a N 26° 24' E direction to corner 1, the point of beginning a distance of approximately 620 ft.

Above distances shown as "approximate" are subject to minor adjustment only to conform with actual coordinate position of the NE corner of Lincoln County Power District No. 1, parcel of land.

EXHIBIT "B"