

MEMORANDUM OF MINING SUBLEASE

KNOW ALL MEN BY THESE PRESENTS, that:

Effective August 1, 1997, SNOWFLAKE JOINT VENTURE, a joint venture formed under the laws of the State of Texas (Snowflake), and PIKES PEAK MINING COMPANY, INC., an Arizona corporation (Pikes Peak), entered into a Mining Sublease (the Sublease), which is by this reference incorporated herein in its entirety, covering the Patented Mining Claims described on Exhibit A attached hereto, and thereby made a part hereof (the Claims).

The Sublease provided for the preparation and recordation of a memorandum in respect of the Sublease rather than recordation of the Sublease itself.

NOW, THEREFORE, in consideration of One Dollar and other good and valuable consideration received, Snowflake hereby demises, leases, and lets the Claims to Pikes Peak under and subject to all the terms, provisions, and conditions of the Sublease, a fully-executed copy of which is in the hands of both Snowflake and Pikes Peak.

EXECUTED this 29th day of August, 1997.

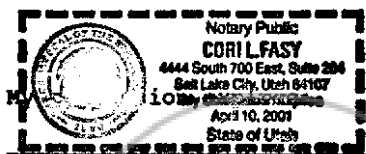
SNOWFLAKE:

SNOWFLAKE JOINT VENTURE

By *C. C. Harter*
C. C. HARTER

STATE OF UTAH)
 : ss.
COUNTY OF SALT LAKE)

This instrument was acknowledged before me on the 28th day of August, 1997, by John P. Bogdanich as a partner of the Snowflake Joint Venture.



Cori L. Fasy
Notary Public
Residing at:

STATE OF New Mexico)
 : ss.
COUNTY OF Grant)

This instrument was acknowledged before me the 15th day of September, 1997, by Daniel L. Maxwell as the President of Pikes Peak Mining Company, Inc.

Ann Marie Chappell
Notary Public
Residing at: Cliff, N.M.
Grant County

My commission expires:
4/23/99

EXHIBIT A

The following-described Patented Mining Claims located in Section 4 , Township 1 South, Range 71 East, M.D.B.M. and Section 32, Township 1 North, Range 71 East, M.D.B.M., Lincoln County, Nevada, viz:

| <u>Name of Claim</u> | <u>U. S. Patent Survey No.</u> |
|----------------------|--------------------------------|
| Winner No. 2 | 4281 |
| Snowflake No. 1 | 4000 |
| Snowflake No. 2 | 4000 |
| Snowflake No. 3 | 4000 |
| Snowflake No. 4 | 4000 |
| Snowflake No. 5 | 4000 |
| Snowflake No. 10 | 4000. |

NO. 109836

RECORDED AT REQUEST OF
MELVIN E. LESLIE
OCTOBER 15, 1997

AT 01 MINUTES PAST 1 O'CLOCK
PM IN BOOK 130 OF OFFICIAL
RECORDS PAGE 569 LINCOLN
COUNTY, NEVADA
YURIKO SETZER
COUNTY RECORDER

BY Leslie Boucher DEPUTY