

LEASE WITH OPTION TO BUY AGREEMENT

A lease with an option to buy the property formerly known as the Pioche Mercantile will be in effect from August 1, 2002 to August 1, 2003.

The above property is located at 68 Main Street in Pioche in Lincoln County, Nevada on lots 26,27 and 28, BLK 30. Parcel number is 001-092-09.

Rent will be three hundred dollars (\$300.00) or more due on or before the fifth (5th) of each month, with payments to go towards the purchase of the property, if property is bought during lease period.

The price of above property will be fifty five thousand dollars (\$55,000.00).

If payment is overdue, a late charge of ten dollars (10.00) per day will be imposed.

If payment is thirty (30) days overdue, a thirty (30) day notice of eviction will be given.

If or when the purchase is completed, one (1) wood stove, two (2) 14" glass show cases, two (2) safes and all counters, shelves and fixtures will be included with the purchase at no additional charge.

Neither owner nor tenant may sell any of the above items without written permission from both parties.

Any and all repairs, improvements, maintenance and cleanup will be at the sole expense of the tenant.

Tenant will be responsible for liability insurance.

OWNER Thomas H. Sears

TENANT Ted Daskas

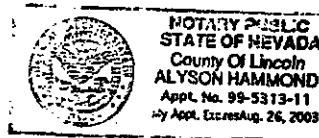
STATE OF Nevada)
COUNTY OF Lincoln) SS.

On 8 August, 2002 personally appeared before me, a notary public

Thomas H. Sears
Ted Daskas

who acknowledged that _____ he _____ executed the above instrument.

Alyson Hammond
NOTARY PUBLIC



FILED FOR RECORDING
AT THE REQUEST OF
Thomas H. Sears
2002 AUG 8 PM 2 56
LINCOLN COUNTY RECORDER
FILED BY
LESLIE BOUCHEN

118603