

OPTION LEASE AGREEMENT

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#17

THIS ARTICLE OF AGREEMENT made and concluded this 8th day of September, 1970, A. D. by and between DOUGLAS NICOL and DOROTHY R. NICOL, husband and wife, Post Office address R. D. #1, Beaver, Pennsylvania, parties of the First Part hereinafter called the Grantors.

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THE AMBROSIA COAL AND CONSTRUCTION CO., a Corporation organized and existing under the Laws of the Commonwealth of Pennsylvania, having it's principal place of business at R. D. #1, Edinburg, Pennsylvania, Party of the Secondpart hereinafter called the Grantee.

WITNESSETH: That in consideration of one (\$1.00) dollar paid by the Grantee to the Grantors, the receipt of which is hereby acknowledged, and in consideration of the covenants, agreements stipulations herein contained to be kept and performed by the Grantee.

The Grantors do hereby lease, grant, bargain, sell and convey on the terms hereinafter set forth, to the said Grantee all the mineable, stripable and merchantable coal and clay in, under, and upon all that certain piece, parcel or tract of land situated, lying and being in Little Beaver Township, Lawrence County, Pennsylvania, bounded and described as follows, to-wit: on the north by lands of Herb farm and Gailey farm; on the east by lands of Clark farm; on the west by lands of McCalla farm; and on the south by the Pennsylvania Turnpike and other lands of the Grantors, containing

*112 acres more or less*

THIS COULD BE WHAT WAS ONCE THE FRED G. WILSON TRACT, MAP 1305, #109, 110 acres, BORDERING NORTH BEAVER TWP LINE ON THE NORTH -