

(c) Purchasers shall have the privilege of make prepayments on the indebtedness evidenced by this contract, without penalty, except all prepayments must be in multiples of \$100.00, and shall be applied toward the reduction of the indebtedness in strict accordance with the terms of this contract.

4. The State Bank of Big Piney, Wyoming, is hereby named escrow agent, and hereinafter referred to as escrow agent.

5. It is understood and agreed by the parties hereto that the described premises herein are to be conveyed subject to all existing rights-of-ways and easements of whatsoever nature, and also that the Vendor is to retain unto herself an undivided one-half interest in all royalties in oil, gas, and other minerals, in, upon and under said described lands delivered or paid under any oil, gas or mineral lease now existing or hereafter executed, it being understood that the said reserved royalty interest is non-participating and does not entitle the Vendor to participate in the making of any future oil, gas or mineral lease, or to participate in lease bonuses or delay rentals; and provided any lease made by the Purchasers, their heirs, successors or assigns shall provide for at least the usual 1/8th royalty, and in the event the fee owners of the minerals shall develop the same, the Vendor shall receive as a free royalty an undivided 1/16th of all oil, gas or minerals produced and saved from the premises delivered to the Vendor's credit free of cost; this reservation and provision shall be applicable only to oil, gas and other mineral interests owned by the Vendor prior to this conveyance, and shall be limited to a period of 20 years from the date of the deed unless there is production on the premises at the expiration of said 20 year period, in which event this reservation shall continue beyond said 20 year period and for so long thereafter as there is production from the described premises.

6. The Vendor hereby agrees and covenants as follows:

(a) To pay all taxes and assessments on the above described premises for the year 1959 and previous years.

(b) Not to in anyway, further encumber the described premises after the date of this agreement in any way whatsoever during the period that this contract remains in force and effect.

7. The Purchasers covenant and agree to pay all future taxes and