

bears to the whole and undivided fee.

(5) Lessee, free of cost, may use oil, gas, or water found on said lands for operating purposes, but not water from lessor's wells; lessor, or anyone holding through or under him, to have free gas for stoves and inside lights in the principal dwelling house on said lands from any well thereon producing gas only by making his own connections therewith, the use of such gas to be at the sole risk and expense of the lessor, or anyone holding through or under him. When requested by the lessor, the lessee shall bury its pipe lines below plow depth and also pay for damages caused by its operations to growing crops on said land. No well shall be drilled nearer than two hundred (200) feet to the house or barn now on said premises, without the consent of the lessor. Lessee shall have the right at any time during or within a reasonable time after the expiration or cancellation of this lease to remove all machinery, fixtures, houses, buildings, and any and all other structures placed on said premises, including the right to draw and remove all casing.

(6) If the estate of either party hereto is assigned (and the privilege of assigning in whole or in part is expressly allowed), the covenants hereof shall extend to their heirs, executors, administrators, successors and assigns, but no change of ownership in the lands or in the rentals or royalties shall be binding upon the lessee until after it has been furnished with a certified copy of the recorded instrument evidencing same.

(7) If the leased premises shall hereafter be owned in severalty or in separate tracts, the premises, nevertheless, shall be developed and operated as one lease and all rents and royalties accruing hereunder shall be treated as an entirety and shall be divided among and paid to the separate owners in the proportion that the acreage owned by each such separate owner bears to the entire leased acreage. There shall be no obligation on the part of the lessee to offset wells on separate tracts into which the land covered by this lease may be hereafter divided by conveyance, devise, or otherwise, or to furnish separate measuring or receiving tanks. It is agreed that in the event this lease shall be assigned as to a part or parts of the above described lands and default shall be made in the payments of the proportionate part of the rent due upon any such part, such default shall not operate to defeat or affect this lease insofar as it covers a part or parts of said land upon which due payments of said rentals shall be made.

(8) Lessor hereby warrants and agrees to defend the title to the lands herein described and agrees that the lessee, at its option, may pay and discharge any judgments, taxes, mortgages, or other liens, on or against the above described lands, and may also redeem said lands for and on behalf of the lessor or lessee, and, in the event lessee exercises such option, it shall be subrogated to the rights of any holder or holders thereof and may reimburse itself by applying to the discharge of any such judgment, tax, mortgage or other lien, any royalty or rentals accruing hereunder. The lessee may become purchaser at any and all tax or foreclosure sales of the above lands. Lessor agrees to pay one-eighth (1/8) of all taxes of whatsoever kind or character now or hereafter levied by any duly constituted taxing authority upon the oil and gas produced from the premises hereinabove described, but the lessee shall have the right to pay such tax and to deduct the lessor's proportionate share thereof from any royalty payments accruing hereunder.

(9) It is agreed that the times for beginning or for performing any work or operations under this lease shall be suspended or extended during such periods of time as such work or operations shall be delayed, interrupted or prevented by any cause of whatever kind or nature beyond the reasonable control of the lessee.

(10) Lessee may, at any time upon the payment of One Dollar (\$1.00) to the lessor, surrender the whole or any part of the lands described in this lease by delivering or mailing a release thereof to the lessor, or by placing a release thereof of record in the proper county, and thereupon all payments and liabilities and other obligations of the lessee hereunder shall cease as to the lands embraced in such release. All land leased shall remain subject to easements for rights of way necessary or convenient for lessee's operations on land retained by it.

(11) It is agreed that this lease shall not be terminated, forfeited or cancelled for failure by lessee to perform any of its implied covenants, conditions, or stipulations until it shall have been first finally and judicially determined that such failure or default exists, and thereupon lessee shall be given a reasonable time thereafter to correct any default so determined, or at lessee's election it may surrender the lease with option of reserving under the terms of this lease each producing well and ten (10) acres surrounding it as selected by lessee, together with the right of ingress and egress thereto. Lessee shall not be liable in damages for breach of any implied covenant or obligation.

(12) If lessee at any time shall include the lands covered by this lease in a unit or cooperative operating agreement, lessee shall have the right to include lessor's royalty interest in said agreement and thereupon said agreement shall exclusively control the drilling, operating and producing of said lands, anything to the contrary in this lease notwithstanding. If the lands or leases included in said agreement are to be drilled and operated as a unit and oil or gas shall be produced in paying quantities, then such part of said production allocated to this lease under said agreement, shall be divided seven-eighths (7/8) to the lessee and one-eighth (1/8) to the lessor, in lieu of the royalty payments provided by paragraph one hereof. Should production be found on any of the tracts covered by said agreement, this lease shall remain in force as long as oil, or gas is or can be produced from such tracts, or any of them. If this lease shall be unitized with other leases or tracts and if production shall be found on any of them, lessee's rental obligations hereunder shall cease. Any agreement made by lessee under this paragraph shall be in writing and lessee shall furnish lessor with a copy of the signed agreement.

(13) All exploratory and mining grants, or permits or every nature, including core-drilling, use of torsion-balance, magnetometer, seismograph, or other geophysical instruments for determining sub-surface conditions are herewith granted to lessee, exclusively.

(14) This lease and all its terms, conditions, and stipulations, shall extend to and be binding upon all heirs, devisees, representatives, successors or assigns of said lessor or lessee.