or cause to be operated, the properties described in Exhibit "A" for the production of oil and/or gas in good and workmanlike manner and in accordance with all applicable governmental laws, rules and regulations, and in accordance with approved practices in the industry, and that the Grantor will pay, or cause to be paid, all operating charges and expenses, taxes, royalties and rentals, and fulfill, or cause to be fulfilled, all express and implied obligations of the lessee under the terms of each of the leases (including the leases under option) described in Exhibit "A", and will keep said production payment free and clear of all liens, encumbrances and adverse claims. The Grantor further covenants that it has complied with and will duly comply with and fulfill all covenants required to be fulfilled in order to prevent any ~~forfeiting~~ forfeiture or reversion of any acreage described in Exhibit "A" pursuant to an agreement entered into between J. S. Morgan Jr. and Clarence I. Justheim and Arthur Belfer dated August 29, 1952 (as amended by supplemental agreement entered into between them dated September 23, 1952). The Grantor further covenants that it will at its own cost and expense recover, produce and deliver to Grantee's credit in the pipelines, to which the wells on the leases described in Exhibit "A" may be connected, the aforementioned interests hereby conveyed of the oil and gas produced from said properties if, as and when the same are produced and sold, until the Grantee shall have received the sums hereinabove mentioned.

The Grantor hereby agrees that it will furnish, or cause to be furnished, to the Grantee a detailed report each month with respect to the oil runs and gas deliveries from the interests