

1 are in part within and in part outside of the area covered  
2 by any such plan shall be segregated into separate leases  
3 as to the lands committed and the lands not committed as  
4 of the effective date of unitization: Provided, however,  
5 That any such lease as to the nonunitized portion shall  
6 continue in force and effect for the term thereof but for not  
7 less than two years from the date of such segregation and  
8 so long thereafter as oil or gas is produced in paying  
9 quantities."

10 (h) Any lease, other than a Federal lease, having only a  
11 portion of its lands committed hereto shall be segregated as  
12 to the portion committed and the portion not committed, and  
13 the provisions of such lease shall apply separately to such  
14 segregated portions commencing as of the effective date  
15 hereof. In the event any such lease provides for a lump-sum  
16 rental payment, such payment shall be prorated between the  
17 portions so segregated in proportion to the acreage of the  
18 respective tracts.

19 19. COVENANTS RUN WITH LAND. The covenants herein  
20 shall be construed to be covenants running with the land with respect  
21 to the interest of the parties hereto and their successors in interest  
22 until this agreement terminates, and any grant, transfer, or conveyance  
23 of interest in land or leases subject hereto shall be and hereby is  
24 conditioned upon the assumption of all privileges and obligations  
25 hereunder by the grantee, transferee, or other successor in interest.  
26 No assignment or transfer of any working interest, royalty, or other  
27 interest subject hereto shall be binding upon Unit Operator until the  
28 first day of the calendar month after Unit Operator is furnished with  
29 the original, photostatic, or certified copy of the instrument of  
30 transfer.

31 20. EFFECTIVE DATE AND TERM. This agreement shall  
32 become effective upon approval by the Secretary or his duly  
33 authorized representative and shall terminate five (5) years from  
34 said effective date unless