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"In the event that Assignee should elect to surrender, let expire, abandon or release all or any of its rights in said lease acreage or any part thereof, Assignee shall notify Lessee (or Assignor) not less than 45 days in advance of such surrender, expiration, abandonment or release; and if requested so to do by Lessee (or Assignor), within 15 days after the receipt of such notice, Assignee immediately shall reassign such rights in said lease acreage or such part thereof to Assignor, the assignment to be made without warranty of any kind.