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

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

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

27 20. EFFECTIVE DATE AND TERM. This agreement shall become effec-
28 tive upon approval by the Secretary or his duly authorized representa-
29 tive and shall terminate five (5) years from said effective date
30 unless

31 (a) such date of expiration is extended by the Director, or
32 (b) it is reasonably determined prior to the expiration of