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B. shall succeed to all rights of the Assignees with respect to the possession, operation, and development of the Property, and to use in connection therewith such of the Assigned Appurtenances as may be useful or appropriate for the production, treating, storing, or transportation of Minerals, and all other interests in properties and rights of a similar character then held by the Assignees and situate upon or used or held for future use in connection with the exploration, development, or operation of the Property (or property unitized therewith) for the production, treating, storing, or transportation of Minerals, and Assignor shall have the right, on behalf and for the account of the Assignees, to sell and utilize all of the Subject Minerals attributable to the Assignees' interests therein and to apply the proceeds thereof to the costs and expenses (including counsel fees) of the operation and development of the same and to reimburse Assignor for any amounts so expended by Assignor, and Assignees shall reimburse Assignor upon demand for all amounts so expended by Assignor (to the extent that such amounts are not paid out of the Assignees' interests in the proceeds of such Subject Minerals); and

C. shall have the continuing and absolute right, privilege, and option (but shall be under no duty) to pay any costs, expenses, taxes, or other amounts which the Assignees have agreed to pay under this Assignment which have become delinquent and to be reimbursed out of the proceeds of the Subject Minerals attributable to the Assignees' interests therein, and any purchaser of such Subject Minerals is authorized and directed to make payment to Assignor out of the Subject Minerals attributable to the Assignees' interests therein for the amount which Assignor shall certify to such purchaser that he has paid and which the Assignees are obligated to pay hereunder, and