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If ASSIGNEE desires to surrender, let expire, abandon or release all or any of its rights in said lease, or any part thereof, ASSIGNEE shall notify ASSIGNOR not less than 30 days in advance of such surrender, expiration, abandonment or release. If, within fifteen (15) days after said notice ASSIGNEE receives written notice from ASSIGNOR that ASSIGNOR desires an assignment of the interest intended to be surrendered, let to expire, abandoned or released, ASSIGNEE thereupon shall execute such assignment and mail same to ASSIGNOR. Such assignment shall be made expressly subject to the approval of the Bureau of Land Management and subject to any unitization or other agreement to which such land and lease may then be subject. ASSIGNOR thereupon shall have sole and complete liability and responsibility for securing the approval of the Bureau of Land Management to the assignment and for compliance with the provisions of the lease, and of any and all agreements to which it is then subject, as to such assigned leasehold acreage, and ASSIGNOR shall reimburse, indemnify, protect, and save ASSIGNEE harmless of and from all loss, cost, damage, and expense caused by, arising out of, or resulting from ASSIGNOR'S failure to perform such obligations, and each of them. In the event of any breach of its obligations hereunder, ASSIGNEE'S liability in no event shall exceed the cash consideration paid for this assignment.