

If the Grantor shall in any respect fail to perform and observe any of the covenants and conditions herein provided to be performed or observed by the Grantor and such failure shall continue for thirty (30) days after demand in writing for performance and observance, the Grantee or its assigns, in addition to all other rights which the Grantee or its assigns may have hereunder, shall have the right, with other parties in interest, to apply to a court of equity and obtain the appointment of a receiver to take possession of the Grantor's interests in the properties and interests described in Exhibit A, such receiver to operate said interests or cause the same to be operated and to market the oil or gas produced therefrom applying the proceeds thereof in accordance with the respective rights and interests of the Grantor and the Grantee and other interested parties.

Within thirty (30) days after demand by the Grantor, the Grantee will subscribe to any cooperative or unit plan for the development and operation of any of the properties and interests described in Exhibit A as the Grantor may request. In the case of any lease from the United States described in Exhibit A, to the extent that the interest therein assigned hereby, when added to the overriding royalties or payments out of production previously created and to the royalty payable to the United States, aggregates in excess of seventeen and one-half (17 1/2) per cent, then the interest therein assigned hereby, shall, to the extent of such excess, be subject to