

express understanding, covenant and agreement that the
Grantees shall have the sole and exclusive right and auth-
ority to negotiate and execute without the signature, app-
roval and ratification of the Grantors and upon such terms
and conditions, including bonuses, rentals and royalties
as the Grantees shall deem best, all leases and agreements
in connection with the exploration for, production and re-
moval and disposition of the said minerals, and that the
Grantors will upon request execute any such leases or agreements
negotiated by the Grantees. From all leases so executed
the Grantees shall retain all bonus monies and all delay
rental payments, but the Grantees shall retain only one-half
of all royalties paid under said leases and the remaining
one-half thereof shall be paid unto the Grantees and their
heirs, devisees, executors, administrators and personal
representatives forever, at Pinedale, Wyoming, or such other
place as the Grantors shall from time to time designate
in writing.

Furthermore the Grantors covenant and agree expressly
that Grantors will not undertake to explore for, mine, pro-
duce, remove or dispose of the minerals from the aforesaid
lands without first having obtained the written consent thereto
of the Grantees and their heirs, executors administrators,
personal representatives and assigns.

WITNESS our hands this 7th day of February, 1966.

Dug Wardell
Betty Wardell