administrators and assigns to pay or cause to be paid to the lessor, as advanced annual royalty on this lease the sums of money as follows to-wit: Fifteen cents per acre per annum in advance for the first and second years; Thirty cents per acre per annum, in advance for the third and fourth years; and Seventy-five cents per acre per annum in advance for the fifth and each succeeding year thereafter of the term for which this lease is to run; it being understood and agreed that said sums of money so paid shall be a credit on the stipulated royalties should the same exceed such sums paid as advanced royalty, and further, that should the parties of the second part neglect or refuse to pay such advanced annual royalty for the period of sixty days after the same becomes due and payable, then this lease shall, at the option of the lessor be null and void, and all royalties paid in advance shall become the money and property of the Lessor.

The parties of the second part further covenants and agrees to exercise diligence in the sinking of wells for oil and natural gas on the lands covered by this lease and to operate the same in a workmanlike manner to the fullest possible extent, unavoidable casualties excepted; to commit no waste upon the said land and to suffer no waste to be committed upon the portion in their occupancy or use; to take good care of the same, and to promptly surrender and return the premises under the termination of this lease to the party of the first part, or to whomsoever shall be lawfully entitled thereto and; not to remove therefrom any buildings or improvements erected thereon during the said term by the said parties of the second part but said buildings and improvements shall remain a part of said land