

convenient for such operations and the right to use water and gas from said lands in operating same, and right of way over same for any purpose, and right of ingress ^{and} and regress for ^{such} ~~any~~ purposes and of removing either during or at any time after the term hereof, any property or improvements placed or erected in or upon said land by said lessees; and the right of subdividing and releasing all or any part of all that tract of land situate in the County of Tulsa, and State of Oklahoma, and described as follows, to-wit

The Northwest quarter of Section sixteen (16) Township Nineteen (19) North, range fourteen (14) East T60 acres more or less.

To have and to hold unto and for the use of the lessee for the term of thirteen years from the date hereof and as much longer as oil or gas is produced in paying ~~yielding~~ quantities, yielding to the lessor the one-eighth part of all oil produced and saved from the premises, delivered free from expense into tanks or pipe lines to the lessor's credit.

Should a well be found producing gas only, then the lessor shall be paid for each gas well at the rate of One Hundred Dollars for each year, so long as the gas is sold therefrom payable quarterly while so marketed.

Lessee agrees to complete a well on said premises within Twelve months from the date hereof or pay the lessor thereafter the sum of Fifty cents ^{per acre per annum} ~~cents~~ per ~~acre~~ ^{in advance} until said well is completed or this lease surrendered. And the drilling of such well productive or otherwise, shall be full consideration to lessor for grant hereby made to ^{lessee} ~~lessor~~ with exclusive right to drill on one or more additional wells on the premises during the term of this lease.

Lessor is to fully use and enjoy said premises for the purpose of tillage except such parts as may be used by lessee for the purposes aforesaid. Lessee is not to put down any well on the lands hereby leased within ten rods of the buildings now on the said premises without the consent of the lessor in writing. Lessor may if any well or wells on said premises produce ^{sufficient} gas, have gas for domestic purposes for one family, the lessor paying for connections at such points as may be from time to time designated by lessee.

The above ^{rental} ~~rental~~ shall be paid to lessor in person or by check deposited in postoffice directed to Ben Grayson or deposited in the American Banking & Trust Co Bank of Tulsa Oklahoma to the credit of Ben Grayson. And it is further agreed that lessee shall have the right to surrender this lease upon payment of One Dollars and all amounts due hereunder and thereafter shall be released and discharged ~~from~~ all payments, obligations, covenants and conditions, herein contained, whereupon this lease shall be null and void and that all conditions, terms and limitations between the parties ~~shall~~ ^{hereafter} shall extend to their heirs, successors, personal representatives and assigns.

Lessor agrees that the recordation of a deed of surrender in the proper County and a deposit of all amounts then due hereunder to lessor's credit in said Bank shall be and be accepted as full and legal surrender of lessor's rights under this lease.

In witness whereof, We the said parties hereto, have hereunto set our hands and seals the day and year first above written.