commercial quantity it shall pay first party therefor one hundred and fifty dollars per year per well when utilized, during the time such gas holds out with pressure and quantity sufficient for commercial use, and fifty dollars per year per well, in advance, for each well drilled on said premises, when closed in, and not utilized. Second party agrees to locate all wells so as to interfere as little as possible with the cultivated portion of the premises and pay all damages to growing crops by reason of its operations. The second party shall have the privilege of using sufficient water from the premises and if necessary to drill therefor. In case no oil or gas well be drilled on said premises within two years from date hereof, all rights and obligations secured under this contract shall cease upon notice in writing by the party of the first part, unless the second party shall elect to continue this lease in force by paying an annual rental therefor of one dollar per acre per annum for all said premises, until a well is drilled on said premises. Said rentals to be paid by deposit to credit of first party in Cherokee National Bank at Tahlequah, Oklahoma. The second party shall have the right to erect, lay, maintain and remove all pipes, pipe-lines, machinery and structures necessary for the production, preservation and transportation of oil and gas produced on said premises. It is mutually agreed by parties to this agreement that the party of the second part or its heirs, successors or assigns may at any time cancel this lease by paying up all rentals and dues thereunder and paying one