

to be committed upon the portion in her occupancy
 or well, take good care of the same and promptly
 surrender and return the premises upon the termination
 of this lease to lessor or his successor shall be
 carefully entitled thereto, unavoidable casualties
 excepted; shall not remove therefrom any buildings
 or permanent improvements erected thereon during
 the said term by the said lessee, but said buildings
 and improvements shall remain a part of said
 land and become the property of the owner of the
 land as a part of the consideration for this lease,
 excepting the tools, derrick, boiler, boiler house,
 pipe lines, pumping and drilling outfit, tanks,
 engines, and machinery and the casing of all
 dry or exhausted wells, which shall remain the
 property of the lessee and may be removed at any
 time prior to sixty days after the termination
 of the lease by forfeiture or otherwise; shall not
 permit any nuisance to be maintained on the
 premises under lessee's control nor allow any
 intoxicating liquors to be sold or given away
 for any purpose on such premises, we shall not
 sell such premises for any other purpose than
 those authorized in this lease, and before
 abandoning any well shall recovery plug the
 same so as effectively to shut off all water
 from the oil bearing stratum, or in the manner
 required by the laws of the State of Oklahoma.
 6. The lessee shall keep an accurate account of all
 oil-mining operations, showing the sales, prices,
 dates, purchases, and the total amount of oil
 mined or removed, and all sales and
 royalties shall be a lien on all improvements,
 tools, movable machinery and all other personal
 chattels used in operating said property.