

by record party of all the rights accruing and
 belonging or that may accrue and belong to record
 party under the same. It shall and it shall
 not be lawful and law shall be so said that
 the record party shall have, repurchase, and all
 and assign for the term of the year and we
 much longer as it be lawful and give the product
 in buying purchase or sale or any other way
 upon the condition that record party shall give nothing
 by himself and elsewhere upon said land for the
 convenience named within thirty days from the date
 of the same and all matters lawful and other
 payments which may fall due under the same
 shall be paid direct to B. M. Spate or H. R. Spate and a
 failure to conform we will within record time
 or some intention recede the same will and say
 and within thirty days shall be held to any
 record lawfully obtained to be and remain in full
 force and virtue
 And the same is made on the further condition
 that record party shall release or assign to the
 record party the first party, in the full time to which the
 record party may claim the same, the one with
 it or so that record party may produce from said
 land or in place of delivering the same, record party
 shall pay to first party for and legally the same with it
 the market value of said oil if record party so elects,
 and record party shall pay or legally one fourth of all gas
 or oil for and well or said land from which
 gas may be sold by record party and for said time
 or record party may elect to hold and pay for same
 and first party to have free use of gas for one acre
 from Spate, through convenience and at the
 same well expense and record party to have