

sum of One Dollar, paid to lessor, by lessee does hereby LEASE unto lessee for prospecting and mining and stripping coal and for ten years from the date hereof, (the following described tract of land (for purposes hereof considered as one parcel), situated in Tulsa County, State of Oklahoma, to-wit:

W $\frac{1}{2}$ SE $\frac{1}{4}$ NE $\frac{1}{4}$ & E $\frac{1}{2}$ SW $\frac{1}{4}$ NE $\frac{1}{4}$ & SW $\frac{1}{4}$ SW $\frac{1}{4}$ NE $\frac{1}{4}$ & NE $\frac{1}{4}$ SE $\frac{1}{4}$ & N $\frac{1}{2}$ SE $\frac{1}{4}$ SE $\frac{1}{4}$ & W $\frac{1}{2}$ SW $\frac{1}{4}$ SE $\frac{1}{4}$ & W $\frac{1}{2}$ SE $\frac{1}{4}$ & E $\frac{1}{2}$ SW $\frac{1}{4}$ & SE $\frac{1}{4}$ SW $\frac{1}{4}$ SW $\frac{1}{4}$ of section 31, Township 22 North, Range 14 East, of the Indian Base & Meridian; less right-of-way of the Atchafalaya, Topeka, and Santa Fe Railway company.

2. The lessor hereby gives and grants unto lessee, for said term the exclusive right and license to prospect and mine and strip said land; together with the right and license to prepare for market on said premises and remove and sell all coal and with the right to construct buildings or other structures and to make excavations, openings, stockpiles, dumps, ditches, drains, roads and other improvements upon said premises, including the use of water in said mining and stripping operations, and to place such machinery thereon as lessee may deem necessary for efficiently prospecting and mining and stripping said lands and preparing for market and disposing of coal mined, with the right to lessee to remove all property so placed thereon at any time during or within one year after the termination of this lease. It is specifically understood and agreed that this lease is, or may be, taken in conjunction with other leases upon adjacent and neighboring lands, and if the same is so taken, it may be worked in conjunction with such other leases, and the lessee is hereby granted an easement during the term of this lease to transport productions from other leases over the premises hereby leased, and to construct drains and culverts across said premises for the purpose of draining other leases and to use water from the leased premises in connection with mining operations on other lands, and to do all things that may be necessary or helpful in the efficient operation of this and other leases.

3. IN CONSIDERATION WHEREOF, (lessee agrees to pay unto lessor at First National Bank, at Collinsville, State of Oklahoma, on the twentieth of each month 25 cents per ton for all coal mined or stripped and sold from said land during the preceding month.)

4. The lessee will keep accurate books showing quantities of coal mined or stripped from said lands, and removed and such books of account shall be open to inspection of lessor at all reasonable hours.

5. All mining and stripping operations shall be carried on in a miner-like and workman-like manner as the same are usually conducted in similar operations.

6. The lessor shall have the right to enter upon said land for the purpose of inspection and examination, not unnecessarily interfering with the prospecting and mining and stripping operations.

7. The lessee shall commence mining or stripping upon the lands within 60 days from the date and delivery hereof. Such mining or stripping shall be carried on continuously and shall not be suspended at any time for longer than thirty days except on account of unavoidable accidents, strikes or other conditions beyond the control of lessee, or on account of unsatisfactory market conditions making it impossible, in the opinion of the lessee, to mine or strip and sell at a reasonable profit. Stripping shall be held to be "carried on continuously," within the meaning of this paragraph, whenever a steam shovel or other stripping machinery is stripping coal in a strip pit which extends into or toward the said land, whether the stripping operation is being carried on on the said land or on neighboring lands; provided, always, the said stripping operations are being carried on in a manner to strip said land in its proper turn with the other lands along the completed pit.