for the term of ten years from the date hereof, not, however, beyond the majority of said minor, all of the oil deposits and natural gas, in or under the following described tract of land, lying and being within the County of Tulsa, State of Oklahoma, to-wit:

The NE¼ of the NE¼ of Sec. 32 and the N½ of the SE¼ of the SE¼ of Sec. 32, and the SE¼ of the SE¼ of Sec 29, and the S½ of the NW¼ of the SE¼ of sec 28, all in Twp. 19, of Range 10 in Tulsa County, Oklahoma.

containing 120 acres, more or less, with the right to prospect for, extract, store refine and remove such oil and natural gas, and to occupy and use so much only of the surfact of said land as may be reasonably necessary to carry on the work of prospecting for extracting, piping, storing, refining and removing such oil and natural gas, including also the right to obtain from wells or other sources on said land, by means of pipe-lines or otherwise, a sufficient supply of water to carry on said operations and including still further the right to use such oil and natural gas as fuel so far as it is necessary to the prosecution of said operations.

IN CONSIDERATION of which the party of the second part hereby agrees and binds himself his heirs, successors and assigns, to pay or cause to be paid to the guardian of the estate of said minor, as royalty the sum of Twelve and one-half per cent (12 1-2 per cent) of the gross proceeds, on the leased premises of all crude oil extracted from the said land, such payment to be made at the time of sale or disposition or the oil; and the lessees shall pay in yearly payments at the end of each year One Hundred and Fifty Dollars (150.00) on each gas producing well which they shall use. The lessor shall have the free use of gas for lighting and warminghis residence on the premises. It is further agreed that a failure on the part of lessees to use a gas producing well, where the same cannot be reasonably utilized at the rate so prescribed, shall not work a forfeiture of this lease so far as the same relates to mining oil, but if the lessees desire to retain gas producing privileges they shall pay a royalty of Fifty Dollars ($50) per annum in advance, on each gas producing well not utilized, the first payment to become due and to be made within thirty (30) days from the date of the discovery of gas.

The party or the second part further covenants and agrees to exercise diligence in the sinking of wells for oil and natural gas on the lands covered by this lease, and to drill at least one well thereon within twelve (12) months from this date, provided that the lessees shall have the privilege of delaying operations for a period not exceeding four (4) years from the expiration of said twelve (12) months, by paying to the guardian or said minor for the use and benefit of said minors, the sum of One Dollar ($1.00) per acre per annum for each leased track remaining undeveloped, to be paid in advance at the end of said twelve (12) months for each year operations are delayed and the failure to make such payment in whole or in part in advance shall operate to forfeit the benefits of the lease to the lessees and the lease shall become void and of no further effect. Likewise the failure to begin a well on the lease of Thelma Weaver of even date herewith within four months from this date and complete same as in said lease specified shall render this lease void.

The part-- of the second part further agrees to carry on operations in a workmanlike manner to the fullest possible extent, unavoidable casualties excepted, to commit no waste on the said land, and to suffer no waste to be com-