

## Lease.

AGREEMENT, Made and entered into the 14<sup>th</sup> day of January A. D. 1910 by and between Matt Downs, Guardian of Lawrence Downs, a minor, parties of the first part and Gardner Steele ~~of~~-----party of the second part.

WITNESSETH, That the said party<sup>ies</sup> of the first part for and in consideration of the sum of Eighty dollars to him in hand well and truly paid by the said party of the second part, the receipt of which is hereby acknowledged, and of the covenants and agreements hereinafter contained on the part of the said party of the second part to be paid, kept and performed has granted, demised, leased and let and by these presents does grant, demise, lease and let unto the said party of the second part his heirs, executors, administrators or assigns, for the sole and only purpose of mining and operating for oil and gas and of laying pipe lines, and of building tanks, stations and structures thereon to take care of all the said products, all the following described tract of land lying and being within the-----to-wit: The east one half of south west quarter and the west one half of south east quarter of section twenty nine (29) township nineteen (19) north, range ten (10) east; Tulsa County, Okla. and containing 160 acres more or less-----and containing -----acres, more or less and being the same land conveyed to the first part-- by-----bearing date-----190---, reserving, however, therefrom 200 feet around the buildings on which no well shall be drilled by either party except by mutual consent.

It is agreed that this lease remain in force for the term of five years, from this date or until the majority of said minor party of the second part, his heirs, executors, administrators or assigns.

In consideration of the premises, the said party of the second part covenants and agrees. 1--to deliver to the credit of the first part-- his heirs or assigns, free of cost, in the pipe line to which he may connect wells, the equal  $(1/8)$  part of all oil produced and saved from the leased premises; and 2.--to pay one hundred and fifty dollars per year for the gas from each and every well drilled on said premises that produces gas only, the product from which is marketed and used off the premises, said payment to be made on each well within sixty (60) days after commencing to use the gas therefrom as aforesaid, and to be paid yearly thereafter while the gas from said well is used. First party may have the privilege of using gas for one dwelling house by making his own connections to a well on this lease as long as second party may utilize the gas therefrom, care being taken not to waste.

Second party covenants and agrees to locate all wells so as to interfere as little as possible with the cultivated portions of the farm. And further, to complete a well on said premises within one year from the date hereof, or pay at the rate of twenty dollars, in advance for each additional 3 months such completion is delayed from the time above mentioned for the completion of such well until a well is completed, and it is agreed that the completion of such well shall be and operate as a full liquidation of all rentals under this provision during the remainder of the term