

grant and let unto the party--of the second part his heirs, successors and assigns, for the term of 14 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:

West Half of the Northeast quarter of Section Twenty Five, Township Nineteen (19) North & Range Ten (10) East, also the North East quarter of North West quarter of Section Twenty nine (29) Township Nineteen (19) North & Range Eleven (11) East. containing 120 acres, more or less, with the right to prospect for, extract, pipe, store, refine and remove such oil and natural gas, and to occupy and use so much only of the surface 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 bind 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 of 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 warming his 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 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 discovery of gas.

The party of 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 into the hereinafter named Court for the guardian of said minor for the use and benefit of said minors, the sum of One Dollar (\$1.00) per acre per annum for each leased tract 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. The party 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 committed upon the portion in his occupancy or use; to take good care of the same, and to promptly surrender and return the premises upon the termination of this lease to the party of the first part or to whomsoever shall be lawfully entitled thereto, and not to remove therefrom any buildings or permanent improvements erected thereon during the said term by the said party of the second part but said buildings and improvements shall remain a part of said land and become the property of