

and convey unto H.F. Sinclair second party all the oil and gas, in and under the premises hereinafter described for the purpose and with the exclusive right to enter thereon at all times by himself, agents, and employees, to drill and operate wells for oil, gas and water, and to erect, maintain, occupy, repair, and remove all buildings, telephone poles, and wires, structures, pipelines, machinery and appliances that second party may deem necessary or expedient to the production of oil, gas and water, thereon, and the transportation of oil, gas and water, on, upon and over said premises and the highways along the same, except that first party shall have the full one eighth part of all oil produced and saved from the premises, and first part-- agree-- to accept said share of said oil, as full compensation for all products of each well in which oil is found, Said real estate and premises are located in Tulsa County, Oklahoma, and described as follows, to-wit:

The southeast quarter of the Northeast quarter of Section 36, Township 22 North Range 12 East, being a part of the land of Bryan W. Eaton, and containing 40 acres, more or less.

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To have and to hold said premises for said purposes for the term of years expiring at the age of the majority of said minor, from this date, and so long thereafter as gas or oil is produced thereon.

It is agreed that, while the product of each well in which gas only is found shall be marketed from said premises, the second party will pay to the first party therefor at the rate of One Hundred fifty dollars per annum and give the first party free use gas for domestic purposes at the dwelling house during the same time.

Whenever first party shall request it, second party shall bury all oil and gas lines which are laid over tilable ground. Second party also agrees to pay all damages done to crops by reason of laying and removing pipe lines. No well to be nearer than 250 feet of residence buildings on premises.

Second part-- agrees to complete a well on said premises within one year from date of pay to the first party at the rate of one dollar per acre per annum until a well is completed.

All moneys falling due under the terms of this grant may be paid direct to the first part- or, to the credit of first part-- at the Exchange National Bank Tulsa, Oklahoma.

In further consideration for the payment of said sum of one dollar, first above mentioned, first party grants unto second party the exclusive option to release and terminate this grant or any undrilled portion thereof at any time; thereafter all liabilities of second party as to the portion released shall cease and determine.

Second party shall have the right to use sufficient gas, oil and water to drill all wells and for all purposes necessary or convenient in operating the same.

The terms and conditions of this grant shall extend to the heirs, successors and assigns of the parties hereto.

In witness whereof, the parties have hereunto set their hands and seals this 11 day of June 1910.

Witness-----

Charlie W. Eaton, (seal)
Guardian of Bryan W. Eaton (A minor)