

OIL AND GAS LEASE

COMPARED
THIS AGREEMENT, Made this 25 day of August A. D. 1912, by and between
Byron Covey, Guardian of Byron L. Covey of the first part, and
Eastern Oil Company (Four Hundred (8400.00)) of the second part,

WITNESSETH, That the said party of the first part, for One Dollar and other good and valuable considerations, the receipt of which is hereby acknowledged, and in further consideration of the rents, covenants and agreements hereinafter mentioned, has granted, demised and let unto the party of second part, their heirs, successors and assigns, all the oil and gas in and under that certain tract of land hereinafter described, and also all the said tract of land for the purpose and with the exclusive right of drilling and operating for said oil and gas, which said tract of land is situated in Tulsa County, Oklahoma, and described as follows, to-wit:

Section 14 Township 18 Range 12 Acres 80
NW 1/4
Section 14 Township 18 Range 12 Acres 80
SE 1/4

containing 160 acres, more or less. But no wells shall be drilled within 150 feet of the present buildings, except by mutual consent.
The party of the first part grants the further privilege to the party of the second part, their heirs, successors and assigns, of using sufficient water and gas from the premises necessary to the operations thereon, and all rights and privileges necessary or convenient for conducting said operations and the transportation of oil and gas, and the right to remove at any time machinery or fixtures placed on the premises by said second party.

TO HAVE AND TO HOLD THE SAME unto the said party of the second part, their heirs, successors and assigns, for the term of ten years from the date hereof, and as long thereafter as oil or gas is being produced therefrom by said second party.

IN CONSIDERATION WHEREOF, The said party of the second part agreed to deliver to party of the first part in tanks or pipe lines the One eighth (1/8) part of all oil produced and saved from the leased premises. And should gas be found on said premises in paying quantities, second party agrees to pay \$ 150.00 yearly for the products of each gas well, while the same is being sold off the premises, and first party shall have free use of gas for domestic purposes, by making his own connections for such gas at the well at his own risk and expense.

Second party agreed to locate all wells so as to interfere as little as possible with the cultivated portions of the premises and to pay all damages to growing crops caused by said operations.

PROVIDED, HOWEVER, That if a well is not drilled through what is known on said premises within one year from date hereof, then this lease and agreement shall be null and void, unless the party of the second part within each and every year after the expirations of the time above mentioned for the completion of a well, shall pay a rental of One Hundred Sixty Dollars (\$166.00) until a well is completed thereon, or until this lease is cancelled as hereinafter provided. Said rental shall be paid in advance at beginning of each year after the expiration of one year from this date, until well is completed as provided above.

And it is agreed that the completion of a well shall be and operate as a full liquidation of all rental under this provision during the remainder of this lease.

All rentals and other payments may be made direct to party of the first part or may be deposited to his credit at Bank of Commerce Tulsa, Okla. And further, upon the payment of One Dollar at any time after thirty days notice by the party of the second part, his heirs, successors and assigns, to the party of the first part, his heirs, successors and assigns, said lessee shall have the right to surrender this lease for cancellation, after which all payments and liabilities thereafter to accrue under and by virtue of its terms shall cease and determine, and this lease become absolutely null and void and in failure of second parties for the period of 30 days to pay any rental after same is due then 1st party may at his option declare this contract void

All the conditions between the parties hereto shall extend and apply to their heirs, successors and assigns.

IN WITNESS WHEREOF, The said parties have hereunto set their hands and seals, the day and year above written.

Signed, Sealed and Delivered in the Presence of
Byron Covey [SEAL]
Guardian of Byron [SEAL]
L. Covey [SEAL]
[SEAL]
[SEAL]

STATE OF OKLAHOMA, County of Tulsa, ss.
On the 25 day of August A. D. 1912, before me, the subscriber, Notary Public
in and for said County and State, personally appeared Byron Covey, Guardian of Byron L. Covey, a minor
to me known to be the identical person named in, and who executed the foregoing instrument, and acknowledged to me that he executed the same as his free and voluntary act and deed, including the release and waiver of rights under the Homestead Exemption Laws, for the uses and purposes therein set forth, and desired that it might be recorded as such.

WITNESS my hand and official seal, on the date above written.
My Commission Expires Sept 18-1913 (Seal) J W Davis Notary Public.

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STATE OF OKLAHOMA, County of Tulsa, ss.
This instrument was filed for record on the 26 day of Aug A. D. 1912, at 9 o'clock AM, and duly recorded in Book 16 on page 16
Seal H B Mackay Register of Deeds.