

COMPALED

## OIL AND GAS LEASE.

This indenture made and entered into this, the 6th day of February, 1911, by and between Sonoma Bullette by Anna Bullette, her guardian, party of the first part, and The Sandusky Oil & Gas Company, a corporation, party of the second part, does witness that,

For and in consideration of the sum of one hundred fifty (\$150.00) dollars, in hand this day paid by the party of the second part to the party of the first part, the receipt whereof is hereby acknowledged, the party of the first part has this day granted, bargained, sold and conveyed, and, by these presents, doth hereby grant, bargain, sell and convey unto the party of the second part, its successors or assigns, all of the oil and gas in and under the following described tract or parcel of land, situated in county, state of Oklahoma, and described as follows, to-wit:

SE $\frac{1}{4}$  of SW $\frac{1}{4}$  and the SE $\frac{1}{4}$  of NE $\frac{1}{4}$  of SW $\frac{1}{4}$  of section five township twenty north, range fourteen east, containing fifty acres, more or less; together with the right to enter upon said premises at all times for the purpose of mining, drilling and operating for oil, gas and water, and to erect and maintain all buildings, structures, pipes, pipe lines, and machinery necessary for the production and transportation of oil, gas or water, provided, the party of the first part shall have the right to use said premises for farming purposes, except such part thereof as shall be occupied by the party of the second part, of as are necessary to be used for the proper development of said land for oil and gas mining purposes.

It is agreed on by and between the parties hereto as follows:

First. In case no well for oil or gas is commenced to be drilled and drilling continued with due diligence, on said above described premises within one year of date hereof, all rights and obligations secured under this grant shall cease and determine and if by such time party of the second part shall not have commenced a well, all its right hereunder shall cease.

Second. It is expressly declared that if oil or gas be found in paying quantities then the party of the second part shall become at once vested with an estate in and to said minerals, with the right to produce the same as long as either of said minerals shall be produced in paying quantities.

Third. Should oil be found upon said premises in paying quantities, the party of the second part hereby agrees to and shall pay to the party of the first part, out of the proceeds of all oil produced and saved from said premises, the one-eighth part of said proceeds as royalty, but is under no obligation to find a purchaser for such oil.

Fourth. Should gas be found in paying quantities in any well, the consideration for such first party shall be at the annual rate of two hundred (\$200.00/100) dollars, payable quarterly in advance, for the gas from each well while said gas is being piped and used off said premises, together with the privilege of said party to pipe and use gas from said well or wells to heat and light one dwelling house on said premises so long as party of the second part continues to pipe and use said gas from said well, said party making her own connections, but said second party does not guarantee against a deficient supply of gas for said dwelling by pumping said well or wells, or otherwise, nor shall it be liable for any injury or injuries to the person or property of said first part arising out of the use of said gas.

Fifth. Said second party shall have the privilege of excavating, drilling or boring for water, and of using sufficient water, gas or oil from the premises herein granted to run all machinery for the prosecution of said business on this and the original allotment of F. S. Bullette.