

described land or any land in this section or ^{the} removing of products or property therefrom.

The Leesee shall have the right to build, construct, maintain and use any and all kinds of buildings, fixtures, shops, structures, tanks, reservoirs and to install and use all kinds of machinery and appliances that may be necessary or convenient in carrying on the business herein provided for, in the development and the treatment, refining and handling of any and all minerals produced.

The Leesee is to have free use of any water on the land not used or needed by the Lessors and is granted the right to cut and remove any growing timber necessary for the developing of the land, but is to pay therefor the market price.

The Leesee agrees to bury all pipe lines over or across any cultivated land below plow depth and also agrees not to drill any well, sink any shaft or erect any tanks within two hundred feet of any dwelling now on the land, without first receiving from the Leesors a written consent and the Leesee agrees to pay all damage or injury done to crops on the cultivated land, growing at the time of any development work or work done thereafter.

As a further consideration for this lease, in the event that any mineral is developed on this land in commercial quantity, the Leesors shall receive, as a royalty five (5) per cent of the gross profit of all minerals sold, which royalty payments shall be made each three (3) months after minerals are sold and paid for.

It is hereby agreed that this lease shall be and remain in full force and effect for fifty (50) years from its date and that at its expiration the Leesee, the assigns or successor shall have the right to a renewal of this lease for another period of fifty (50) years, from its date of expiration, but in event that there is a cessation of operation, as above provided for, or should the Leesee fail to make royalty payment, as herein agreed, than this lease shall be null and void and of no effect.

The Leesee, nevertheless, shall have the right to remove any and all machinery, fixtures or property belonging to the Leesee, within six (6) months after the termination of this lease.

It is hereby agreed that the Leesee shall have the right at any time to redeem the Leesors by paying any mortgage, taxes or claims on the