

_____, referred to as OWNER, and
_____, referred to as LESSEE, agree:

OWNER, in consideration of the sum of \$ _____
(_____ & _____/100 dollars), and
further, in consideration of royalties to be paid upon
production, if any, grants to LESSEE the exclusive right to
investigate, explore, drill and produce oil, natural gas and any
other similar fuel and byproducts and constituents thereof, which
shall include all rights necessary and ancillary to conduct such
business, which shall include but not be limited to:

building pipelines, out buildings, installing utility services and
necessary facilities to refine, store and sell all of such
products

on the following described real property:

"Mother-Hubbard" clause. It is the intention of OWNER to include
not only the above-described land, but also to grant lease, and
let to lessee for the same purposes any and all other land and
interests in land owned or claimed by OWNER, or which OWNER may
have any preference right to acquire, adjoining the
above-described land either in the sections or surveys in which
any of the above described land is situated or in adjoining or
adjacent sections or surveys. Upon lessee's ascertaining the
description of any such additional, excess, or vacant land or
interest therein, lessee shall pay or tender to OWNER an
additional bonus and rental on the same per-acre basis as that
paid for the acreage rented herein.

If OWNER owns an interest in the oil, gas, or other minerals in
and under the above-described land that is less than the entire
fee simple estate, then whether or not such lesser interest is
referred to or described in this lease all royalties, rentals,
and other payments payable under the lease shall be paid in the

proportion that OWNER's interest in the oil, gas, and other minerals bears to the entire and undivided fee simple estate.

SECTION TWO TERM

A. Subject to further provisions of this lease, this lease shall continue in full force and effect for a period of _____ years from this date, referred to as the primary term, and as long thereafter as (1) oil, gas, casing head gas, distillate, condensate, or any other mineral is produced in paying quantities from the leased premises or from any land with which such land or any part thereof is then unitized as provided under this lease, or (2) the shut-in gas well royalty is paid in accordance with Section Five of this lease, or (3) drilling operations are conducted in good faith on the leased premises or on any land with which the leased premises or any part of the leased premises is then unitized as provided under this lease. As used in this lease, the term "drilling operations" shall include the drilling of a new well, the reworking, deepening or plugging back of a well or hole, or any other operations conducted in an effort to obtain or reestablish production such drilling operations shall be considered as being conducted in good faith if not more than 180 days are permitted to elapse between the completion or abandonment of one well or operations thereon and the commencement of drilling operations on another well or hole on the leased premises or on lands with which any of the leased premises is then unitized.

SECTION THREE RENTAL PAYMENTS

A. If operations for the drilling of a well are not commenced on the leased premises, or on a unit area of which any of the leased premises is then a part, on or before one year from this date, this lease shall terminate unless on or before such anniversary date lessee shall pay to OWNER the sum of \$ _____
(_____) &
(no/100 Dollars) per acre for each acre of land then remaining subject to this lease, which payment shall maintain lessee's rights under the lease without the commencement of drilling operations for the period of one year. In like manner, on like payments or tenders annually made, the commencement of drilling operations may be further deferred for successive periods of one year during the primary term of the lease.

If, after the expiration of the primary term of the lease, production on the leased premises and on land with which the whole or any part of the leased premises may then be unitized should cease, this lease shall not terminate, but lessee shall have a period of 365 days from the cessation of production within which to commence drilling operations on such land and this lease shall remain in full force and effect so long as production in paying quantities continues (if production is obtained or restored by such drilling operations) or drilling operations are prosecuted in good faith as provided above.

SECTION FOUR ROYALTIES

Lessee shall pay OWNER as royalty on gas (including dry gas, casing head gas, distillate, condensate, and ail other gaseous substances) produced from the leased premises and sold or used by lessee off such premises or in the manufacture of gasoline or other products, the market value at the mouth of the wells of one-eighth of gas so sold or used. On all gas sold at the wells by lessee, the royalty shall be one-eighth of the amount realized from such sales.

SECTION FIVE POOLING AND UNITIZATION

Lessee shall have the right from time to time to unitize, pool, and combine. Lessee shall not be liable to any party for the reduction of the acreage content of a unitized area resulting from any cause beyond the control of lessee, nor shall lessee be obligated to make any retroactive apportionment of royalties or sums paid on production should the acreage content a unitized area be reduced. The provisions of this section shall be construed as covenants running with the land.

Dated: _____

