

GAS AND MINERAL LEASE

AGREEMENT, Made and entered into the 16th of June, 1933 by and between
Edwin Steinman and Erna Steinman, husband and wife, and Anna Steinman,
a widow, and Alfreda Steinman, a feme sole,

whose post office address is Route #3 Yoakum, Texas hereinafter called lessor (whether one or more), and
Shell Petroleum Corporation hereinafter called lessee:

1. WITNESSETH: That the said lessor, for and in consideration of Five Hundred, twenty five and no/100 Dollars cash in hand paid, receipt of which is hereby acknowledged, and of the covenants and agreements hereinafter contained on the part of lessee to be paid, kept and performed, has granted, demised, leased and let, and by these presents does grant, lease and let unto the said lessee for the purpose and with the exclusive right of exploring, drilling, mining, and operating for, producing, and owning oil, gas, sulphur and all other minerals and of laying pipe lines and of building tanks, telephone lines, power stations and other structures thereon to produce, save, treat and take care of said products, and housing its employees, all that certain tract of land situated in Lavaca and DeWitt Counties, State of Texas described as follows, to-wit:
Being an undivided 7/8 interest in and to the following described 6 00
acres of land, to wit:

All that certain tract of land situated in the County of DeWitt and Lavaca, State of Texas, described as follows, to-wit: A part of the John Garelli survey of 1/3 league of which 328 acres are in said Lavaca County and 372 acres are in DeWitt County, Texas, and said 700 acres described as follows:

Beginning at a stake the North corner of said John Garelli 1/3 league;

Thence South 44 1/2 West 3030 varas to a live oak stump, the West corner of the said John Garelli 1/3 league and also a common corner of the H. Chamberlain, Chas. P. Delmas and J. A. Moody 1/3 Leagues on the North bank of Hog Branch;

Thence South 45 East 1293 varas to a stake, a corner of the 202 acre tract allotted to Roy Hollan, from which a hickory tree marked H bears North 2 1/2 East 18 varas, and a do marked X bears South 78-1/2 West 5 varas and a do marked V bears South 79 East 7.8 varas;

Thence North 45 East 3024 varas to a stake on the East line of the said John Garelli 1/3 league and the North corner of tract of 700 acres allotted to Mrs. F. R. Dodd from which a live oak marked X bears S. 30 W. 5-3/4 varas and a live oak marked H bears N. 73-1/2 W. 2-3/4 varas;

Thence North 45 West 1317 varas to the place of beginning, containing 700 acres of land and being the same land conveyed by H. Seekamp and wife, to Ed. Steinemann and Alfred Steinemann by deed of record in Volume 77 page 620, Deed Records, DeWitt County, Texas.

Save and except the South West 100 acres of the above described land. The South West line of the 600 acres hereby leased being parallel to and sufficient distance from the North East line of said 600 acres so as to include 600 acres of the land.

9. If said lessor owns a less interest in the leased premises than the entire and undivided fee simple estate, or no interest therein, then the royalties, rentals, and other moneys herein provided for shall be paid lessor only in the proportion which lessor's interest, if any, bears to the whole and undivided fee.
10. Lessee shall have the right to use, free of cost, gas, oil and water produced on said land for all operations thereon, except from water wells of lessor. When requested by lessor, lessee shall bury its pipe lines below plow depth. No well shall be drilled nearer than 200 feet to the house or barn now on said premises without the consent of the lessor. Lessee shall pay for damages caused by all operations to growing crops on said land. Lessee shall have the right at any time to remove all machinery and fixtures placed on said premises, including the right to draw and remove casing.
11. It is agreed that the estate of either party hereto may be assigned in whole or in part and as to any mineral. All the covenants, obligations and considerations of the within lease shall extend to and be binding upon the parties hereto, their heirs, executors, administrators, successors, assigns and successive assigns. It is expressly agreed, with reference to every change or division whatsoever, and howsoever arising or effected, in the ownership of said land, royalties or rental or other moneys, or any part of the same, that no such change or division shall operate to increase the obligations or diminish the rights of lessee hereunder. If the ownership of the royalty becomes changed into separate divided portions of said land and the owners of such royalty desire separate gauges for production from such separate tracts, they shall furnish and set separate measuring and receiving tanks and connections therefor at their sole cost and expense. Lessee shall not be required to offset wells on separate tracts or portions of said land or to furnish upon or as to any such tract or portion separate measuring or receiving tanks; and notwithstanding any other actual or constructive knowledge or notice whatsoever, thereof, of or to lessee, no such change or division shall be binding upon the owner of the lease unless in interest concur, and until such transfers or assignments have been properly recorded in the county or parish where the land lies and copies thereof certified by the County Clerk or Recorder, shall have been delivered to the record owner of the lease on the date of recordation of such transfers or assignments, said notice and copies land, the rentals payable hereunder shall be apportionable as between the several leasehold owners ratably according to the surface area or undivided interest of said land and default in rental payment by one shall not affect the rights of other leasehold owners hereunder. If six or more parties become entitled to royalty hereunder, lessee may withhold payment thereof unless and until furnished with a recordable instrument executed by all such parties designating an agent to receive payment for all the waste oil that flows down the creeks, ravines and across the land embraced in the lease, whether said oil is produced from land covered by this lease or other lands, and lessor shall be entitled to receive the royalty hereinbefore reserved on all such oil so saved.
12. Lessee shall have the exclusive right to build, operate and maintain pits, reservoirs, pickup stations and plants for the purpose of picking up and conserving the waste oil that flows down the creeks, ravines and across the land embraced in the lease, whether said oil is produced from land covered by this lease or other lands, and lessor shall be entitled to receive the royalty hereinbefore reserved on all such oil so saved.
13. In case of cancellation or termination of this lease for any cause, lessee shall have the right to retain under the terms hereof twenty-five (25) acres of land around each oil or gas well or mine producing, being worked on, or drilling hereunder, as long as such operations are continued in good faith, such tract to be designated by lessee in as near a square form as practicable.
14. In the event lessor considers that lessee has not complied with all its obligations hereunder, both express and implied, lessor shall notify lessee in writing, setting out specifically in what respects lessee has breached this contract. Lessee shall then have sixty (60) days after receipt of said notice within which to meet or commence to meet all or any part of the breaches alleged by lessor. The service of said notice shall be precedent to the bringing of any action by lessor on said lease for any cause, and no such action shall be brought until the lapse of sixty (60) days after service of such notice on lessee. Neither the service of said notice nor the doing of any acts by lessee aimed to meet all or any of the alleged breaches shall be deemed an admission or presumption that lessee has failed to perform all its obligations hereunder.
15. Title to the minerals vested in lessee under this lease shall not end or revert to lessor until there is a complete, absolute and intentional abandonment by lessee of each and all of the purposes, expressed or implied, of this lease and every part and parcel of the premises described in this lease. Lessee may, at any time and from time to time, execute and deliver to lessor, or place of record, a release or releases covering any portion or portions of the above described premises, or acreage, or mineral, surrendered.
16. Lessor hereby warrants and agrees to defend title to the leased premises and agrees that lessee shall have the right at any time to pay or reduce for lessor, either before or after maturity, any mortgages, taxes or other liens or interest and other charges on said lands and be subrogated to the rights of the holder thereof and to deduct amounts so paid from royalties or other payments due or which may become due to lessor and/or assigns under this lease.

IN TESTIMONY WHEREOF, we sign as of the day and year first above written.

WITNESSES:



Edwin Steinman
Erna Steinman
Anna Steinman
Alfreda Steinman