

9. All express or implied covenants of this lease shall be subject to all Federal, State and County Laws, Executive Orders, Rules or Regulations, and this lease shall not be terminated, in whole or in part, nor Lessor held liable in damage, for failure to comply herewith, if compliance is prevented by, or if such failure is the result of, any such Law, Order, Rule or Regulation, or if prevented by an act of God, of the public enemy, labor disputes, inability to obtain material, failure of transportation, or other cause beyond the control of Lessee.

10. During the term of this lease, oil or gas is discovered upon the leased premises, but Lessee is prevented from producing the same by reason of any of the causes set out in this Section, this lease shall nevertheless be considered as producing and shall continue in full force and effect until Lessee is permitted to produce the oil or gas, and as long thereafter as such production continues in paying quantities or drilling or reworking operations are continued as elsewhere herein provided.

11. Lessor hereby warrants and agrees to defend the title of said land and agrees that Lessee at its option may discharge any tax, mortgage or other lien upon said land, either in whole or in part, and in event Lessee does so, it shall be subrogated to such lien with the right to enforce same and apply rentals and royalties resulting hereunder toward satisfying same. Without impairment of Lessor's rights under the warranty in event of failure of title, it is agreed that if Lessor owns an interest in said land less than the entire fee simple estate, then the royalties and rentals to be paid Lessor shall be reduced proportionately.

12. Lessor hereby releases and waives all rights of homestead.

13. In the event that Lessor, during the primary term of this lease, receives a bona fide offer which Lessor is willing to accept from any party offering to purchase from Lessor a lease covering any or all of the substances covered by this lease and covering all or a portion or the land described herein, with the lease becoming effective upon expiration of this lease, Lessor hereby agrees to notify Lessee in writing of said offer immediately, including in the notice the name and address of the offeror, the price offered and all other pertinent terms and conditions of the offer. Lessee, for a period of fifteen days after the receipt of the notice, shall have the prior and preferred right and option to purchase the lease or part thereof or interest therein, covered by the offer at the price and according to the terms and conditions specified in the offer. All offers made up to and including the last day of the primary term of this lease shall be subject to the terms and conditions of this Section. Should Lessee elect to purchase the lease pursuant to the terms hereof, it shall so notify Lessee by mail or telegram prior to expiration of said 15-day period. Lessee shall promptly thereafter furnish to Lessor the new lease for execution on behalf of Lessor(s) along with Lessee's draft payable to Lessor in payment of the specified amount as consideration for the new lease, such draft being subject only to approval of title according to the terms thereof. Upon receipt thereof, Lessor(s) shall promptly execute said lease and return same along with the endorsed draft to Lessee's representative or through Lessor's bank of record for payment.

All the provisions of this lease shall inure to the benefit of and be binding upon the parties hereto, their heirs, administrators, successors and assigns.

This agreement shall be binding on each of the above named parties who sign the same, regardless of whether it is signed by any of the other parties.

IN WITNESS WHEREOF, this instrument is executed on the date first above written:

Pierre Estella

Pierre Estella

Soc. Sec. No.
or Tax I.D. No.

No. _____	OIL AND GAS LEASE		FROM	TO	Date _____, 19_____	Township _____ Range _____	Section _____	Term _____	No. of Acres _____	STATE OF NEVADA,	County of _____ ss.	5s.	This instrument was filed for record on the _____, 19_____. day of _____, at _____ o'clock M., and duly recorded in book _____ page _____ of the records of this office.	Recaller of Deeds	Deputy _____	By _____	When Recorded _____ Return To _____
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STATE OF NEVADA,
County of Eureka } ss.

Nevada Acknowledgment
(Individual)

'On this 3rd day of May, A.D. 1982, personally appeared before me, a Notary Public, Pierre Estella, a single person, known to me to be the person whose name is subscribed to the within instrument, and acknowledged to me that he executed the above instrument.

Witness my hand and notarial seal the day and year hereinabove written.

SHIRLEY ALLISON

Notary Public - State of Nevada

Appointment Recd. 04/29/85

My commission expires 04/29/85

BY APPOINTMENT EXPIRES SEPT. 20, 1985

Shirley Allison
Notary Public for the State of NEVADA
Residing at EUREKA, NEVADA

STATE OF NEVADA,
County of _____ ss.

RECORDED AT REQUEST OF
Jerry Ryan Co.
BOOK 102 PAGE 455

blic.
that

On this _____ day of _____

husband and wife, known to me to be the persons whose
they executed the above instrument.

Witness my hand and notarial seal the day and year he

My commission expires _____

OFFICIAL RECORDS
EUREKA COUNTY, NEVADA
WILLIS A. DEFALCI RECORDER
FILE # 54311
FEE \$5.00

STATE OF NEVADA,
County of _____ ss.

On this _____ day of _____

known to me to be _____

and who acknowledged that _____ executed the above instrument freely

and voluntarily and for the uses and purposes therein mentioned.

blic.
ent of

BOOK 102 PAGE 456

Notary Public for the State of _____
Residing at _____

My commission expires _____