



9. The rights of either party hereunder may be assigned, in whole or in part, and the provisions hereof shall extend to the heirs, successors and assigns of the parties hereto, but no change or division in ownership of the land, rentals, or royalties, however accomplished, shall operate to enlarge the obligations or diminish the rights of Lessee. No change in the ownership of the land, or any interest therein, shall be binding on Lessee until Lessee shall be furnished with a certified copy of all recorded instruments, all court proceedings and all other necessary evidence of any transfer, inheritance, or sale of said rights. In event of the assignment of this lease as to a segregated portion of said land, the rentals payable hereunder shall be apportionable among the several leasehold owners ratably according to the surface area of each, and default in rental payment by one shall not affect the rights of other leasehold owners hereunder. In case Lessee assigns this lease, in whole or in part, Lessee shall be relieved of all obligations with respect to the assigned portion or portions arising subsequent to the date of assignment.

10. All express or implied covenants of this lease shall be subject to all Federal and State Laws, Executive Orders, Rules or Regulations, and this lease shall not be terminated, in whole or in part, nor Lessee held liable in damages, for failure to comply therewith, 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.

If, during the term of this lease, oil or gas or other hydrocarbons or other mineral 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, gas, other hydrocarbons, or other mineral 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 to 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 accruing hereunder toward satisfying same. Without impairment of Lessee'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.

All of 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.

WITNESSES:

*Robert E. Baldwin*  
 ( ROBERT E. BALDWIN )  
*Helen F. Baldwin*  
 ( HELEN F. BALDWIN )

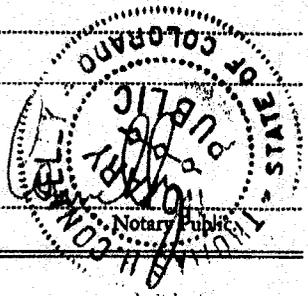
STATE OF COLORADO, }  
 County of WELD } SS.

Colorado Acknowledgment

The foregoing instrument was acknowledged before me this 7th day of February, A.D., 1970 by Robert E. Baldwin and Helen F. Baldwin, husband and wife

Witness my hand and official seal:  
 My commission expires Nov. 17, 1970

*Thomas J. [Signature]*



STATE OF COLORADO, }  
 County of ..... } SS.

Colorado Acknowledgment

The foregoing instrument was acknowledged before me this ..... day of ..... A.D., 19 .....

Witness my hand and official seal:  
 My commission expires .....

Notary Public.

No. 1544065

OIL, GAS AND MINERAL LEASE

FROM  
 TO  
 Dated ..... 19 .....

Section ..... Township ..... Range .....  
 No. of Acres .....

County, Colorado  
 STATE OF COLORADO }  
 County of Weld } ss.

This instrument was filed for record on the day of MAR 9 1970 at 8:44 o'clock A.M., and duly recorded in book 622 page of the records of this office.

By *Ann Spamer* Register of Deeds.  
*W. Belle M. Kennedy* Deputy.

When Recorded Return to .....