Producers 88 (9/70)-Paid Up (SP 4-75) With Pooling Provision Mississippi-Alabama-Florida

unmarried person.

albhr-warma	OTT	CAC	A NITO	MINTER AT TEASE
A1 C9	OIL,	GA5	AND	MINERAL LEASE

THIS AGREEMENT made this. () (· MEADOWS: and SHIRLEY FAY SANDERS. WILLARD JAMES MEADOWS, SR. and wife, GERALDINE

lessor (whether one or more), whose address is: 5353 South Shades Crest Road, Bessemer, CABOT OIL & GAS CORPORATION, P. O. Box 1473, Charleston, WV 25325-1473, lessee, WITNESSETH:

1. Lessor, in consideration of Ten and no/100ths dollars and Other Valuable Considerations DANKE receipt of which is bereby acknowledged, and of the covenants and agreements of lessee hereinafter contained, does hereby grant, lease and let unto lessee the land covered hereby for the purposes and with the exclusive right of exploring, drilling, mining and operating for, producing and owning oil, gas (including carbon covered hereby for the purposes and with the exclusive right of exploring, drilling, mining and operating for, producing and owning oil, gas (including carbon discribed by the exploring and all other minerals (whether or not similar to those mentioned), together with the right to make surveys on said land, lay pipe lines, discribed by the exploring discribed by the exploring of the exploring discribed by the exploring discribed by the exploring drilling for, producing, treating, by the exploring discribed by the exploring discribed by the exploring discribed by the exploring discribed by the exploring of the land covered hereby or any other land adjacent thereto. The land covered hereby, herein called "said storing and transporting minerals produced from the land covered hereby or any other land adjacent thereto. The land covered hereby, herein called "said storing and transporting minerals produced from the land covered hereby or any other land adjacent thereto.

SHELBY

land", is located in the County of_____ is described us follows:

TOWNSHIP 20 SOUTH, RANGE 4 WEST Section 33: Begin at the SW corner of the NW4 of NW4 and run Easterly along South boundary line a distance of 614.93 feet; thence turn an angle of 90° 48' to left and run Northerly a distance of 1014.98 feet to the South line of Shades Crest Road; thence turn and angle of 115° 59" to the last and run in a Southwesterly direction along the South line of Shades Crest Road a distance of 688.34 feet to the West line of the NW% of NW% of said Section; thence in a Southerly direction along the West line of said NW% of NW% a distance of 699.96 feet to the point of beginning.

Lessee, its successors or assigns, shall not conduct any surface construction activities or drilling operations on the above described land without written consent of Lessors. a state of the I grant and action

This lease also covers and includes, in addition to that above described, all land, if any configurations or discount the land above described and a configuration of the less of the less of the pure acquisition. Lessor agrees to execute any supplemental instrument requested by lessee for a more complete or accurate description of said land. For the pure acquisition.

pose of determining the amount of any bonns or other payment hereunder, said land shall be deemed to contain. whether actually containing more or less, and the above recital of acreage in any tract shall be deemed to be the true acreage thereof. Lessor accepts the bonus Five (5)
mp sum consideration for this lease and all rights, and options hereunder.

2. Unless sooner terminated or longer kept in force under other provisions hereof, this lease shall remain in force for a term of terminated or longer kept in force under other provisions hereof, this lease shall remain in force for a term of terminated or longer kept in force under other provisions hereof, this lease shall remain in force for a term of terminated or longer kept in force under other provisions hereof, this lease shall remain in force for a term of terminated or longer kept in force under other provisions hereof, this lease shall remain in force for a term of terminated or longer kept in force under other provisions hereof, this lease shall remain in force for a term of terminated or longer kept in force under other provisions hereof, this lease shall remain in force for a term of terminated or longer kept in force under other provisions hereof, this lease shall remain in force for a term of terminated or longer kept in force under other provisions hereof, this lease shall remain in force for a term of terminated or longer kept in force under other provisions hereof, this lease shall remain in force for a term of terminated or longer kept in force under other provisions hereof. as lump sum consideration for this lease and all rights, and options hereunder.

date hereof, hereinafter called "primary term", and as long thereafter as operations, as hereinafter defined, are conducted upon said land with no cessation for more than ninety (90) consecutive days.

3. As royalty, lessee covenants and agrees: (a) To deliver to the credit of lessor, in the pipe line to which lessee may connect its wells, the equal oneeighth part of all oil produced and saved by lessee from said land, or from time to time, at the option of lessee, to pay lessor the average posted market price of such one-eighth part of such oil at the wells as of the day it is run to the pipe line or storage tanks, lessor's interest, in either case, to bear one-eighth or such one-eighth part of such on at the wells as of the day it is that to the pape and of storage thicks, lesson's interest, in either case, to bear one-eighth of the cost of treating oil to render it marketable pipe line oil; (b) To pay lessor on gas and casinghead gas produced from said land (1) when sold by lessee, of treating oil to render it marketable pipe line oil; (b) To pay lessor of the said land or in the manufacture of gasoline or one-eighth of the amount realized by lessee, computed at the mouth of the well, or one-eighth of such gas and casinghead gas; (c) To pay lessor on all other minerals mined and other products, the market value, at the mouth of the well, of one-eighth of such gas and casinghead gas; (c) To pay lessor on all other minerals mined and other products, the market value, at the mouth of the well, of one-eighth of such gas and casinghead gas; (c) To pay lessor on all other minerals mined and other products, the market value, at the mouth of the well, of one-eighth of such gas and casinghead gas; (c) To pay lessor on all other minerals mined and other products, the market value, at the mouth of the well, of one-eighth of such gas and casinghead gas; (c) To pay lessor on all other minerals mined and other products, the market value, at the mouth of the well, of one-eighth of such gas and casinghead gas; (c) To pay lessor on all other minerals mined and other products, the market value, at the mouth of the well, of one-eighth of such gas and casinghead gas; (c) To pay lessor on all other minerals mined and other products, the market value of the well, of one-eighth of such gas and casinghead gas; (c) To pay lessor on all other minerals mined and other minerals minerals mined and other minerals minerals minerals m marketed or utilized by lessee from said land, one-tenth either in kind or value at the well or mine at lessee's election, except that on sulphur mined and marmarketed or utilized by lesses from said land, ode-tente entier in and of value as the primary term or at any time or times thereafter, there is any well on keted the royalty shall be one dellar (\$1.00) per long ton. If, at the expiration of the primary term or at any time or times thereafter, there is any well on keted the royalty shall be one dellar (\$1.00) per long ton. If, at the expiration of the primary term or at any time or times thereafter, there is any well on keted the royalty shall be one dellar (\$1.00) per long ton. If, at the expiration of the primary term or at any time or times thereafter, there is any well on keted the royalty shall be one dellar (\$1.00) per long ton. If, at the expiration of the primary term or at any time or times thereafter, there is any well on keted the royalty shall be one dellar (\$1.00) per long ton. If, at the expiration of the primary term or at any time or times thereafter, there is any well on keted the royalty shall be one dellar (\$1.00) per long ton. If, at the expiration of the primary term or at any time or times thereafter, there is any well on keted the royalty shall be one dellar (\$1.00) per long ton. If, at the expiration of the primary term or at any time or times thereafter, there is any well on keted the royalty shall be one dellar (\$1.00) per long ton. If, at the expiration of the primary term or at any time or times thereafter, there is any well on the royalty shall be one dellar (\$1.00) per long ton. If, at the expiration of the primary term or at any time or times thereafter, there is any well on the royalty shall be one dellar (\$1.00) per long ton. 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Lessee covenants and agrees to use reasonable diligence to produce, utilize, and thereafter this lease may be continued in force as if no shut-in had occurred. or market the minerals capable of being produced from said wells, but in the exercise of such diligence, lessee shall not be obligated to install or furnish facilities other than well facilities and ordinary lease facilities of flow lines, separator, and lease tank, and shall not be required to settle labor trouble or to market nes other man went racinnes and ordinary reasquagements of now mes, separator, and rease tank, and shall not be required to settle labor frounce of the market gas upon terms unacceptable to lessee. If, at any time or times after the expiration of the primary term, all such wells are shut-in for a period of ninety congas upon terms unacceptable to lessee. If, at any time or times after the expiration of the primary term, all such wells are shut-in for a period of ninety congas upon terms unacceptable to lessee. If, at any time or times after the expiration of said ninety day period, lessee shall pay or secutive days, and during such time there are no operations on said land, then at or before the expiration of said ninety day period, lessee shall make like payments tender, by check or draft of lessee, as royalty, a sum equal to one dollar (\$1.00) for each acre of land then covered hereby. Lessee shall make like payments tender, by check or draft of lessee, as royalty, a sum equal to one dollar (\$1.00) for each acre of land then covered hereby. or tenders at or before the end of each anniversary of the expiration of said ninety day period if upon such anniversary this lease is being continued in force solely by reason of the provisions of this sub-paragraph. Each such payment or tender shall be made to the parties who at the time of payment would be en-

titled to receive the royalties which would be paid under this lease if the wells were producing, or may be deposited to such parties credit in the

at <u>Birmingham</u>, AL or its successors, which shall continue as the depositories, regardless of changes in the ownership of shut-in royalty. If at any time that lessee pays or tenders shut-in royalty, two or more parties are, or claim to be, entitled to receive same, lessee ership of shut-in royalty. If at any time that lessee pays or tenders shut-in royalty, two or more parties are, or claim to be, entitled to receive same, lessee <u>AMSOUTH</u> may, in lieu of any other method of payment herein provided, pay or tender such shut-in royalty, in the manner above specified, either jointly to such parties or separately to each in accordance with their respective ownerships thereof, as lessee may elect. Any payment hereinder may be made by check or or separately to each in accordance with their respective ownerships thereof, as lessee may elect. Any payment hereinder may be made by check or draft of lessee deposited in the mail or delivered to the party suttled to receive payment or to a depository bank provided for above on or before the last date for payment. Nothing herein shall impair lessee's right to release as provided in paragraph 5 hereof. In the event of assignment of this lease in whole or in part, liability for payment hereunder shall rest exclusively on the then owner or owners of this lease, severally as to acreage owned by each.

4. Lessee is hereby granted the right, at its option, to pool or unitize all or any part of said land and of this lease as to any or all minerals or horizons thereunder, with other lands, lease or leases, or portion or portions thereof, or mineral or horizon thereunder, so as to establish units containing not more than 80 surface acres plus 10% acreage tolerance; provided, however, a unit may be established or an existing unit may be enlarged to contain not more than 640 acros plus 10% acreage tolerance, if unitized only as to gas or only as to gas and liquid hydrocarbons (condensate) which are not a liquid in the subsurface acros plus 10% acreage tolerance, if unitized only as to gas or only as to gas and liquid hydrocarbons (condensate) which are not a liquid in the subsurface reservoir. If larger units are required, under any governmental rule or order, for the drilling or operation of a well at a regular location, or for obtaining maximum allowable, from any well to be drilled, drilling, or already drilled, any such unit may be established or enlarged, to conform to the size required by maximum allowable, from any well to be drilled, drilling, or already drilled, any such unit may be established or enlarged, to conform to the filling it for such governmental order or rule. Lessee shall exercise said option as to each desired unit by executing an instrument identifying such unit and filling it for record in the public office in which this lense is recorded. Each of said options may be exercised by lessee from time to time, and whether before or after production has been established either on said land or on the portion of said land included in the unit or nother land unitized therewith and any such unit may be recorded any well to be drilled, being drilled or already completed. A unit established hereunder shall be valid and effective for all purposes of this lesse even though there may be land or mineral, royalty or leasehold interests in land within the unit which are not pooled or unitized. Any operations conducted under this lease. There ducted on any part of such unitized land shall be considered, for all purposes, except the payment of royalty, operations conducted under this lease included in any such unit that proportion of the total production of unitized minerals from wells in the unit, after deducting any used in lease or unit operations, which the number of surface acres in the land covered by this lease included in the unit bears to unit, after deducting any used in lease or unit operations, which the number of surface acres in the land covered by this lease included in the unit operations. unit, after deducting any used in lease or unit operations, which the number of surface acres in the land covered by this lease included in the unit bears to the total number of surface acres in the unit. The production so allocated shall be considered for all purposes, including the payment or delivery of royalty, overriding royalty, and any other payments out of production, to be the entire production of unitized minerals from the portion of said land covered hereby and included in such unit in the same manner as though produced from said land under the terms of this lease. The owner of the reversionary estate of any term included in such unit in the same manner as though produced from said land under the terms of this lease. included in such unit in the same manner as though produced from said land under the terms of this lease. The owner of the unit shall satisfy any limitation royalty or mineral estate agrees that the accrual of royalties pursuant to this paragraph or of shut-in royalties from a well on the unit shall satisfy any limitation of term requiring production of oil or gas. The formation of such unit shall not have the effect of changing the ownership of any shut-in production royalty of term requiring production of oil or gas. The formation of such unit shall not have the effect of changing the ownership of any shut-in production royalty which may become payable under this lease. Neither shall it impair the right of lessee to release from this lease all pooled leases are released as to that lessee may not so release as to lands within a unit while there are operations thereon for unitized minerals unless all pooled leases is recorded a declaration to lands within the unit. Lessee may dissolve any unit established hereunder by filing for record in the public office where this lease is recorded a declaration to that affect it at that time we constrain a producted thereon for unitlead minerals. Subject to the production of the unit. that effect, if at that time no operations are being conducted thereon for unitized minerals. Subject to the provisions of this paragraph 4, a unit once established hereunder shall remain in force so long as any lease subject thereto shall remain in force. A unit may be so established, modified or dissolved durestablished hereunder shall remain in force so long as any lease subject thereto shall remain in force so long as any lease subject thereto shall remain in force.

5. Lessee may at any time and from time to time execute and deliver to lessor or file for record a release or releases of this lease as to any part or ing the life of this lease. all of said land or of any mineral or horizon thereunder, and thereby be relieved of all obligations as to the released acreage or interest.

6. This is a PAID-UP LEASE. In consideration of the down cash payment, Lessor agrees that Lessee shall not be obligated except as otherwise provided herein, to commence or continue any operations during the primary term. Whenever used in this lease the word "operations" shall mean operations for and any of the following: drilling, testing, completing, reworking, recompleting, deepening, plugging back or repairing of a well in search for or in tions for and any of the following: drilling, testing, completing, reworking, recompleting, production of oil, gas, sulphur or other minerals, excavating a mine, production of oil, gas, sulphur or other minerals, excavating a mine, production of oil, gas, sulphur or other minerals, excavating a mine, production of oil, gas, sulphur or other minerals, excavating a mine, production of oil, gas, sulphur or other minerals, excavating a mine, production of oil, gas, sulphur or other minerals, excavating a mine, production of oil, gas, sulphur or other minerals, excavating a mine, production of oil, gas, sulphur or other minerals, excavating a mine, production of oil, gas, sulphur or other minerals, excavating a mine, production of oil, gas, sulphur or other minerals, excavating a mine, production of oil, gas, sulphur or other minerals, excavating a mine, production of oil, gas, sulphur or other minerals, excavating a mine, production of oil, gas, sulphur or other minerals, excavating a mine, production of oil, gas, sulphur or other minerals, excavating a mine, production of oil, gas, sulphur or other minerals, excavating a mine, production of oil, gas, sulphur or other minerals, excavating a mine, production of oil, gas, sulphur or other minerals, excavating a mine, production of oil, gas, sulphur or other minerals, excavating a mine, production of oil, gas, sulphur or other minerals, excavating a mine, production of oil, gas, sulphur or other minerals, excavating a mine, production of oil, gas, sulphur or other minerals, excavating a mineral of oil, gas, sulphur or other miner

7. Lessee shall have the use, free from royalty, of water, other than from lessor's water wells, and of oil and gas produced from said land in all operations hereunder. Lessee shall have the right at any time to remove all machinery and fixtures placed on said land, including the right to draw and remove casing, hereunder. Lessee shall have the right at any time to remove all machinery and fixtures placed on said land, including the right to draw and remove casing. No well shall be drilled nearer than 200 feet to the house or barn now on said land without the consent of the lessor. Lessee shall pay for damages caused

by its operations to growing crops and timber on said land.

8. The rights and estate of any party hereto may be assigned from time to time in whole or in part and as to any mineral or horizon. All of the covenants, obligations, and considerations of this lease shall extend to and be binding upon the parties hereto, their heirs, successors, assigns, and successive assigns. No change or division in the ownership of said land, royalties, or other moneys, or any past thereof, howsoever effected, shall increase the obligations or diminish the rights of lessee, including, but not limited to, the location and drilling of wells and the measurement of production. Notwithstanding any other actual or constructive knowledge or notice thereof of or to lessee, its successors or assigns, no change or division in the ownership of said land or of the royalties, or other moneys, or the right to receive the same, howsoever effected, shall be binding upon the then record owner of this lease until thirty (30) days after there has been furnished to such record owner at his or its principal place of business by lessor or lessor's heirs, successors, or assigns, notice of such change or division, supported by either originals or duly certified copies of the instruments which have been properly filed for record and which evidence such change or division, and of such court records and proceedings, transcripts, or other documents as shall be necessary in the opinion of such record owner to establish the validity of such change or division. If any such change in ownership occurs by reason of the death of the owner, lessee may, nevertheless, pay or the validity of such change or division. If any such change in ownership occurs by reason of the death of the owner, lessee may, nevertheless, pay or tender such royalties, or other moneys, or part thereof, to the credit of the decedent in a depository bank provided for above.

9. In the event lessor considers that lessee has not complied with all its obligations bereunder, 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 lesses has failed to perform all its obligations because. Should it be asserted in any notice civen to the lesses under the provisions of this paragraph. that lessee has failed to perform all its obligations hereunder. Should it be asserted in any notice given to the lessee under the provisions of this paragraph that lessee has failed to comply with any implied obligation or covenant hereof, this lease shall not be subject to cancellation for any such cause except after final judicial ascertainment that such failure exists and lessee has then been afforded a reasonable time to prevent cancellation by complying with and discharging its obligations as to which lessee has been judicially determined to be in default. If this lease is cancelled for any cause, it shall nevertheless remain force and affect as to (1) sufficient account ascential and to the relation to contract and deflicat as to (1) sufficient account ascential ascential to (1) sufficient account ascential in force and effect as to (1) sufficient acreage around each well as to which there are operations to constitute a drilling or maximum allowable unit under applicable governmental regulations, (but in no event less than forty acres), such acreage to be designated by lessee as nearly as practicable in the form of a square centered at the well, or in such shape as then existing spacing rules require; and (2) any part of said land included in a pooled unit on which there are operations. Lessee shall also have such easements on said land as are necessary to operations on the acreage so retained.

10. Lessor hereby warrants and agrees to defend title to said land against the claims of all persons whomsoever. Lessor's rights and interests hereunder shall be charged primarily with any mortgages, taxes or other liens, or interest and other charges on said land, but lessor agrees that lessee shall have the right at any time to pay or reduce same for lessor, either before or after maturity, and be subrogated to the rights of the holder thereof and to deduct amounts so paid from royalties or other payments payable or which may become payable to lessor and/or assigns under this lease. Lessee is hereby given the right to acquire for its own benefit, deeds, leases, or assignments covering any interest or claim in said land which lessee or any other party contends is outstanding and not covered hereby and even though such outstanding interest or claim be invalid or adverse to lessor. If this lease covers a less interest in the oil, gas, sulphur, or other minerals in all or any part of said land than the entire and undivided fee simple estate (whether lessor's interest is herein specified or not), or no interest therein, then the royalties, and other moneys accruing from any part as to which this lease covers less than such full interest, shall be paid only in the proportion which the interest therein, if any, covered by this lease, bears to the whole and undivided fee simple estate therein. All royalty interest covered by this lease (whether or not owned by lessor) shall be paid out of the royalty herein provided. This lease shall be binding upon each party who executes it without regard to whether it is executed by all those named herein as lessor.

II. If, while this lease is in force, at, or after the expiration of the primary term hereof, it is not being continued in force by reason of the shut-in well provisions of paragraph 3 hereof, and lessee is not conducting operations on said land by reason of (1) any law, order, rule or regulation, (whether or not subsequently determined to be invalid) or (2) any other cause, whether similar or dissimilar, (except financial) beyond the reasonable control of lessee, the primary term hereof shall be extended until the first anniversary date hereof occurring ninety (90) or more days following the removal of such delay-

ing cause, and this lease may be extended thereafter by operations as if such delay had not occurred.

12. Within thirty (30) days prior to the expiration of the primary term of this lease, or if operations are being conducted on said lease or land pooled therewith at the expiration of the primary term in such manner as to maintain this lease in force, within thirty (30) days after the completion of a dry hole resulting from such operations, lessee may extend the primary term of this lease as to all or any part of acreage then covered hereby, for an additional five (5) years beyond the initial primary term, by written notification of action taken and by making payment to lessor's successor in interest as reflected by notice to lessee pursuant to Paragraph 8 hereof, or to the credit of lessor or such successor in interest in any depository bank named herein or

in any amendatory instrument in the sum of \$15.00 for each net acre as to which the lease is s exercised by lessee, the lease as extended will thereafter be treated as if the original primary term had been five (5) years longer. — for each net acre as to which the lease is so extended. If this option is

- 13. The word gas as used herein shall also include coalbed gas, methane, occluded natural gas and any other naturally occuring gases contained in or associated with any coal seam, vein, bed, strata or deposit.
- 14. Any coal mining lease or other mineral lease, whether it be for surface mining or underground operations, executed subsequent to this Lease shall be expressly subject to the rights of the Lessee under the terms and conditions of this Lease.

IN WITNESS WHEREOF able to the decision of the	
IN WITNESS WHEREOF, this instrument is executed on the dat	te first above written.
	Willard James Madows &
	WILLARD JAMES MEADOWS, SR. SS#
	- Besiding & Soundour
	GERALDINE P. MEADOWS SS#
	- Shirt Frietzin Lana
· · · · · · · · · · · · · · · · · · ·	SHIRLEY FAY SANDERS SS#
TOINT OR	SINGLE ACKNOWLEDGMENT
(MISSIS	SSIPPI-ALABAMA-FLORIDA)
STATE OF ALABAMA	
COUNTY OF	D-11.1.
I hereby certify, that on this day, before me, a NOTAY	y Public
duly authorized in the state and county aforesaid to take acknowled	
	Geraldine P. Meadows; and, Shirley Fay Sanders
to me known to he ris pensons described in	and who executed the foregoing instrument andthe y
acknowledged before me than being informed of the contents of the	same,the Y voluntarily signed and delivered
Given sanders my hand and official seal, this	tII
AMPHAR S	day of June R. Vanalin A.D., 1991.
	Notary Dublic
My deministration July 2-3, 1992	(Title of Official)
My détemplatique templatique July - 1997	in and for
WITN	ESS ACKNOWLEDGMENT () SSIPPI-ALABAMA-FLORIDA)
STATE OF	
COUNTY OF	
I, ain	and for the aforesaid jurisdiction, hereby certify that
a subscribing witness to the foregoing instrument, known to me, as	ppeared before me on this day, and being sworn, stated that
	*
advantume without on the day the same beats date; tost be differed	arily executed and delivered the same in his presence, and in the presence of the other the same in the presence of the grantor(s), and of the other witness, and that such other
witness subscribed his name as a witness in his presence.	
	(Subscribing Witness)
Given under my hand and official seal, this.	day of
(Affix Seal)	06/17/1992-11411
	08:59 AM CERTIFIED
My commission expires	SHELBY COUNTY JUDGE OF PROBABILIO of Official)
may volumeston arbitos	in and for 20.11 County,