

GAS STORAGE LEASE

Entry No. 123317	Book M56
RECORDED 5-29-74 at 9:50	Page 551-64
BY Mt. Fuel Supply Co.	
WARRANTY BY SUMMIT CO. RECORDER	
\$ 26.00	BY Vanderz Spang
INDEXED	ABSTRACT

THIS LEASE AND AGREEMENT, made and entered into in duplicate this 13 day of May, 1974, by and between MILTON ROBINSON and CORA ROBINSON, his wife, whether one or more (hereinafter referred to as "Lessor"), and MOUNTAIN FUEL SUPPLY COMPANY, a Utah corporation with its principal place of business situated at 180 East First South, Salt Lake City, Utah (hereinafter referred to as "Lessee").

W I T N E S S E T H :

1. For and in consideration of TEN DOLLARS (\$10.00) and other good and valuable consideration, hereinafter described, and of the covenants and agreements herein contained, Lessor does hereby grant, demise, lease and let exclusively to Lessee, its successors and assigns, upon the terms and conditions herein set forth, the right to test for and to operate and maintain a gas storage reservoir below the surface of the following described premises (sometimes hereinafter referred to as "the premises") situated in Summit County, State of Utah, to-wit:

See Exhibit "A" which is attached hereto and by this reference made a part hereof.

2. This lease is made for the sole purpose of permitting Lessee to introduce and remove natural gas into any geological strata or formations underlying the surface of the premises between a depth of 1500 feet and 4000 feet and not above or below said depth; to retain title to and ownership of natural gas so injected; to store natural gas therein and to remove said natural gas so injected through wells now located or drilled, or to be located or drilled, on premises other than the premises of Lessor hereinabove described.

3. Because of the possibility that oil or gas or other liquid or gaseous hydrocarbons, and any of them, may be situated within the premises demised hereby on the date hereof, or at any time hereafter, other than oil or gas or other liquid or gaseous hydrocarbons injected into the premises by Lessee after the date hereof, Lessor, for the royalties, as described in paragraph numbered 10(e) hereof, and other considerations herein

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stated, and in the event of discovery as hereinafter provided, does hereby further grant, lease and let the premises exclusively to Lessee, its successors and assigns, subject to the terms and conditions herein set forth, for the additional purpose of producing oil, gas and other gaseous or liquid hydrocarbons. The parties agree that oil or gas or other gaseous or liquid hydrocarbons will not be deemed to have been discovered within the premises, nor will the royalty obligations of Lessee herein set forth arise or be enforceable unless and until:

- (a) Such substances are produced in greater quantities than have theretofore been injected by Lessee in the said reservoir underlying the surface of the premises covered hereby and other lands in the vicinity thereof, and unless such excess substances are removed from the premises; or
- (b) Commercial quantities of such substances are, with the written consent of Lessor, produced from said premises, or other land with which the premises or a part thereof is communitized as herein provided, from formations or strata above or below those being used by Lessee for storage purposes.

4. Unless otherwise terminated as hereinafter provided, this lease and agreement shall continue for a term of ten (10) years from the date hereof and for so long thereafter as the Lessee does either or both of the following:

- (a) Exercises storage rights and privileges in the premises hereby leased or in and under land in the vicinity thereof; or
- (b) Produces oil, gas or other gaseous or liquid hydrocarbons discovered as defined in paragraph numbered 3 hereof from the premises or other land with which the premises or a part thereof is communitized as herein provided.

5. Lessor retains all surface rights and all sub-surface rights, other than the sub-surface rights hereby demised between the said depth of 1500 feet and 4000 feet below the surface of said premises, and Lessor further retains the right to drill through, install casings and other structures within and use the area of said gas storage reservoir so long as such use does not interfere with the injection, storage, and removal of natural gas from said reservoir by Lessee. Lessee shall not enter upon

or otherwise make use of the surface of the premises, or any geologic strata or formation outside the 1500 feet to 4000 feet depth, or engage in any activity upon or beneath the surface of the premises inconsistent with or detrimental to the use of and enjoyment by Lessor of his property and property rights, without the written consent of Lessor.

6. Lessee represents to Lessor, based upon Lessee's present knowledge, that the formation below the surface of the premises hereinabove described is unique in that a natural reservoir already exists and that the storage of natural gas within said reservoir is feasible and will neither be detrimental to the health, safety and well being of the inhabitants of the area nor to the use of the surface of the premises hereinabove described and of the ground above and below such natural reservoir by Lessor. In this connection, Lessee shall indemnify and pay Lessor for all of the injuries and damages to Lessor's person, animals, growing crops, timber and structures, together with all other damages which shall or may be sustained by Lessor occasioned by the testing for and maintenance and operation of such gas storage reservoir by Lessee, its successors and assigns.

7. Lessee agrees that it will indemnify, defend and hold Lessor harmless from and against all loss, damage or liability which may result directly or indirectly from activities upon or use by Lessee of the premises or any action taken by Lessee pursuant hereto. Lessor agrees that, in the event any claim is submitted or legal action commenced by a third party against Lessor and with relation to which Lessor claims or may claim indemnity pursuant to this Paragraph 7, Lessor will give written notice of said claim or action to Lessee, and Lessee shall thereafter have the right at the expense of Lessee to participate in the defense of any such claim or action. Further, Lessee agrees that it will reimburse Lessor for any loss or damage which Lessor may suffer by reason of activities upon the premises or use by Lessee of the premises or any action taken

by Lessee pursuant hereto.

8. Lessee is hereby authorized, whenever Lessee in its judgment deems it necessary or advisable, to communitize the premises, or any part thereof, with neighboring lands, such communitization to be evidenced by:

- (a) A contract between Lessee and the parties owning an interest in such neighboring lands, or
- (b) The execution and filing for record of a declaration of such communitization if Lessee herein holds oil and gas leases covering such neighboring lands.

Thereafter, the injection, storage and removal of any gas, the commencement of any well, or the production of oil, gas or other gaseous or liquid hydrocarbons, on any part of the communitized area, shall have the same effect as though the injection, storage and removal were accomplished, such well were commenced and production had on the premises hereby leased, and all amounts payable from the communitized area shall be payable to Lessor at the rate herein specified but only in such proportion as the acreage owned by Lessor in the communitized tract shall bear to the entire acreage in the communitized area.

9. Should discovery be made as defined in paragraph numbered 3 hereof, in the interest of conservation, the protection of reservoir pressures and recovery of the greatest ultimate yield of oil, gas and other minerals, Lessee shall have the right to combine the premises with other lands in the same general area for the purpose of operating and maintaining repressuring and recycling facilities, and no royalties shall be payable hereunder upon any gas used for repressuring or recycling operations benefiting the premises.

10. Lessee shall pay to lessor, or his heirs, executors, administrators or assigns the following amounts at the following times and in the following manner:

- (a) FIVE DOLLARS (\$5.00) for each acre, or part thereof, of land owned by Lessor as described in Exhibit "A" attached hereto payable upon execution of this agreement.
- (b) ONE DOLLAR (\$1.00) per year for each acre, or part thereof, of land owned by Lessor as described in Exhibit "A" attached hereto payable each year on the anniversary date hereof commencing with the year 1975 and continuing each year thereafter until the storage rights and privileges granted Lessee are otherwise terminated as provided herein.

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(c) If the sum of the amounts payable under and pursuant to sub-paragraphs (a) and (b) of this paragraph numbered 10 do not exceed TWENTY-FIVE DOLLARS (\$25.00) for any ten (10) year period during which this agreement is in effect, Lessee shall pay Lessor the sum of TWENTY-FIVE DOLLARS (\$25.00) at the commencement of each ten (10) year period, beginning with the date hereof, in lieu of the amounts provided in said sub-paragraphs (a) and (b) of this paragraph numbered 10.

(d) A storage fee equal to ONE CENT (\$.01) per ONE THOUSAND (1000) cubic feet of gas permanently withdrawn from the gas storage project during the preceeding twelve (12) month period which is allocable to Lessee's acreage within the project area less ONE DOLLAR (\$1.00) for each acre of land owned by Lessor as described in Exhibit "A" attached hereto, within the project area, in accordance with the following formula:

$$\text{Storage Fee} = \frac{\text{Landowner's acreage contribution} \times \$0.01 \text{ per Mcf}}{\text{Total project acreage}} \text{ less}$$

ONE DOLLAR (\$1.00) for each acre of land owned by Lessor within the project area.

Said storage fee shall be paid on or before the 31st day of January of each year, commencing with the year 1975, each payment to be for the previous calendar year.

(e) In the event oil is discovered in commercial quantities or more oil or gas or any other gaseous or liquid hydrocarbons are produced from the premises than have been injected, as hereinbefore provided, Lessee shall pay royalties to Lessor upon the production of such oil and gas or gaseous liquid hydrocarbons as follows:

(i) On oil produced and sold from said premises, 1/8th of the amount realized from said sale;

(ii) On gas, including casinghead gas, or other gaseous hydrocarbons produced and sold from said premises, 1/8th of the amount realized from said sale.

11. If at any time there are as many as six (6) parties entitled to receive rentals or royalties under this lease, Lessee may withhold payment thereof unless and until all parties designate, in writing, in a recordable instrument to be filed with Lessee, a trustee to receive all rental and royalty payments due hereunder, and to execute division and transfer orders on behalf of said parties and their respective successors in interest.

12. Lessor may, at its option, audit Lessee's books and records annually at Lessee's main office in Salt Lake City, Utah, or, if the main office of Lessee is moved from Salt Lake City, Utah, at such other place

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(c) If the sum of the amounts payable under and pursuant to sub-paragraphs (a) and (b) of this paragraph numbered 10 do not exceed TWENTY-FIVE DOLLARS (\$25.00) for any ten (10) year period during which this agreement is in effect, Lessee shall pay Lessor the sum of TWENTY-FIVE DOLLARS (\$25.00) at the commencement of each ten (10) year period, beginning with the date hereof, in lieu of the amounts provided in said sub-paragraphs (a) and (b) of this paragraph numbered 10.

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ONE DOLLAR (\$1.00) for each acre of land owned by Lessor within the project area.

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(e) In the event oil is discovered in commercial quantities or more oil or gas or any other gaseous or liquid hydrocarbons are produced from the premises than have been injected, as hereinbefore provided, Lessee shall pay royalties to Lessor upon the production of such oil and gas or gaseous liquid hydrocarbons as follows:

(i) On oil produced and sold from said premises, 1/8th of the amount realized from said sale;

(ii) On gas, including casinghead gas, or other gaseous hydrocarbons produced and sold from said premises, 1/8th of the amount realized from said sale.

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12. Lessor may, at its option, audit Lessee's books and records annually at Lessee's main office in Salt Lake City, Utah, or, if the main office of Lessee is moved from Salt Lake City, Utah, at such other place

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in Salt Lake City, Utah, as is designated by Lessee in writing. Lessee agrees to make all books and records of the company available to Lessor, during regular company office hours, at the time and place of each such audit which shall be conducted by a qualified certified public accountant or petroleum engineer at Lessor's expense.

13. Lessor may, at its option make such tests and have access to such measuring devices as are reasonably necessary to determine or verify the accuracy of the books and records of Lessee with regard to matters set forth in this agreement, including, without limitation, tests to measure and determine the amounts of gas being injected into, stored in and removed from said natural gas reservoir. Said tests shall be conducted by a qualified petroleum engineer at Lessor's expense and without any unreasonable interference with activities being conducted by Lessee pursuant to this agreement.

14. It is understood and agreed that a compressor unit used to inject and remove natural gas from said gas storage reservoir is presently installed on the Chappell property. Lessee agrees to remove said unit from the Chappell property and to install and maintain said compressor unit on the property known as the Mountain Fuel Supply Company Coalville Station and on no other property, at its own expense and to thereupon install, maintain and operate said compressor unit in such a manner as hereinafter provided.

15. It is agreed that the Lessee will operate said compressor equipment at its Coalville Station property so as to permit Lessors to maintain the peaceful and quiet enjoyment of their property. Said standard to determine Lessors' peaceful quiet enjoyment of their property will be as herein provided and in no other standard unless mutually agreed to in writing by the parties hereto. Said standard is as follows: Lessee will not operate any of its equipment at the Coalville Station at a noise level that will exceed 65 decibels of noise at the property line of Lessors at any time. However, during the period of time from 10:00 p.m. until 6:00 a.m. each day Lessee will not operate any of its equipment at

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the Coalville Station at a noise level that will exceed 60 decibels of noise at the property line of Lessors at any time. Said noise levels will be measured by a properly operated and calibrated sound meter and used by one qualified to operate said sound meter.

16. Lessor agrees that Lessee shall have the right at any time to redeem for Lessor by payment any mortgage, taxes or other liens on the above described lands in the event of default in payment by Lessor, and be subrogated to the rights of the holder thereof with respect to the sums so paid, and to deduct any sum so paid from the rental or other payments due or which may become due to Lessor under this lease.

17. Lessee may at any time surrender this lease as to all or any part of the lands or minerals covered hereby, either as to the right to store gas or the right to produce oil and gas, or either of them, by delivering or mailing a recordable release thereof to the Lessor and by paying Lessor all amounts due hereunder to date of termination. Lessor may terminate this lease if Lessee fails, for any continuous three (3) year period of time, to do, as a minimum one of the following: test for, operate or maintain a gas storage reservoir or produce oil, gas or other gaseous or liquid hydrocarbons as herein provided.

18. All express or implied covenants of this lease shall be subject to all federal laws and laws of the State of Utah, and valid and enforceable executive orders, rules and regulations promulgated pursuant thereto, and this lease shall not terminate in whole or in part, nor shall either party be held liable for 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.

19. If either of the parties hereto defaults or is in violation of any of the terms and/or conditions contained herein, then the party that is not in default may, at its option, terminate this lease agreement upon giving thirty (30) days notice in writing to the party in default. An election to terminate pursuant to the provisions of this paragraph numbered 19 shall not operate to preclude the party not in default from collecting money damages or enforcing the other agreements, covenants and conditions hereof.

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20. If either of the parties hereto is judicially determined to be in violation of any of the terms and/or conditions contained herein, then the party that is in default will pay to the party not in default its costs and expenses incurred in enforcing the provisions of said lease, including a reasonable attorney's fee which will be determined by the court.

21. Time is of the essence of this agreement.

22. This gas storage lease shall inure to the benefit of and be binding upon the parties hereto, their heirs, executors, administrators, successors and assigns, as their interests may appear.

IN WITNESS WHEREOF, this agreement is executed as of the day and year hereinabove first written.

LESSEE

By J. T. Simon
Executive Vice-President

ATTEST:

M. Keen
Assistant Secretary

APPROVED
AS TO FORM

Robt. H. ...
Notary

LESSOR

Milton Robinson

Cora Robinson

STATE OF UTAH)
 : ss.
COUNT OF SUMMIT)

On the 22nd day of May, 1974, personally appeared before me J. T. Simon, who being by me duly sworn did say that he is the Executive Vice-President of MOUNTAIN FUEL SUPPLY COMPANY, and that said instrument was signed in behalf of said corporation by authority of its Board of Directors and said J. T. Simon acknowledged to me that said corporation executed the same.


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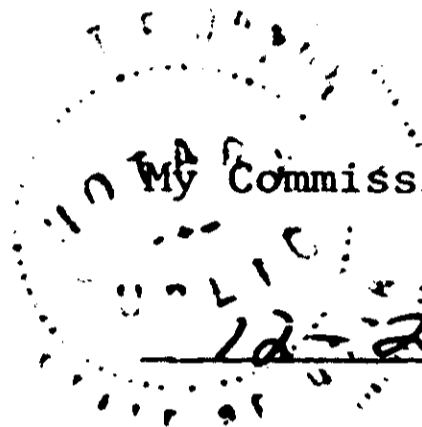
NOTARY
My Commission Expires:
January 10, 1977

Robt. H. ...
NOTARY PUBLIC
Residing at: Salt Lake City, Utah

STATE OF UTAH)
 : ss.
COUNTY OF SUMMIT)

On the 13th day of May, 1974, personally appeared before me
MILTON ROBINSON and CORA ROBINSON, his wife, the signers of the above
instrument and duly acknowledged that they executed the same as Lessor.


NOTARY PUBLIC
Residing at: Salt Lake City, Utah

My Commission Expires:

12-2-76

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EXHIBIT "A"

Milton Robinson, Defendant:

PARCEL 1

A tract of land situated in the Southwest quarter of the Southwest quarter of Section 10, Township 2 North, Range 5 East of the Salt Lake Meridian, described as follows: Beginning at the Southwest corner of the above named Section 10 and running East 148 feet; thence North $8^{\circ}23'$ West 274 feet; thence South $82^{\circ}23'$ West 21.78 feet; thence North 1056 feet; thence West 88.27 feet; thence South 1320 feet to beginning.

PARCEL 2

A tract of land situated in the Southeast quarter of the Southeast quarter of Section 9, Township 2 North, Range 5 East of the Salt Lake Meridian, described as follows: Beginning at the Southeast corner of the above named Section 9 and running North 1320 feet; thence West 86.79 feet; thence South 1320 feet; thence East 86.79 feet to beginning.

PARCEL 3

A tract of land situated in the Northeast quarter of the Northeast quarter of Section 16, Township 2 North, Range 5 East, described as follows: Beginning at the Northeast corner of the above named Section 16 and running South 73.26 feet; thence South $60^{\circ}51'$ West 99 feet; thence North 132 feet; thence East 86.79 feet to beginning.

PARCEL 4

A tract of land situated in the Northeast quarter and the Southeast quarter of the Northwest quarter of Section 16, Township 2 North, Range 5 East, Salt Lake Base and Meridian, and beginning at a point that is 895.1 feet East and 73.13 feet South from the Northwest corner of the Northeast quarter of the Northwest quarter of said Section 16, and running thence East 197 feet; thence South 1496.22 feet; thence South $88^{\circ}56'$ West 197 feet; thence North 1499.52 feet to the place of beginning.

PARCEL 5

Also, a tract of land situated in the Southwest quarter of the Southwest quarter of Section 10, Township 2 North, Range 5 East, Salt Lake Base and Meridian, and beginning at a point on the Section line which is 9.94 chains East from the Southwest corner of the above named Section 10, and

EXHIBIT "A"
Continued

running thence East 4.34 chains; thence North 15.20 chains; thence North $86^{\circ}31'$ West 4.35 chains; thence South 15.40 chains to the point of beginning.

PARCEL 6

A tract of land situated in the Southeast quarter of the Southeast quarter of Section 9, Township 2 North, Range 5 East, Salt Lake Meridian, described as follows: Beginning at a point 255.09 feet West from the Southeast corner of the above named Section 9 and running North 1320 feet; thence West 157.74 feet; thence South 1320 feet; thence East 157.74 feet to beginning.

PARCEL 7

Also: A tract of land in the Northeast quarter of the Northeast quarter of Section 16, Township 2 North, Range 5 East of the Salt Lake Meridian and running South 222.75 feet; thence South $60^{\circ}51'$ West 107.25 feet; thence South $80^{\circ}11'$ West 107 feet; thence North 265.32 feet; thence East 157.74 feet to beginning.

PARCEL 8

A tract of land situated in the Southwest quarter of the Southwest quarter of Section 10, Township 2 North, Range 5 East, Salt Lake Base and Meridian, described as follows: Beginning at a point 148 feet East from the Southwest corner of the above described Section 10 and running thence East 182 feet; thence North 300 feet; thence South $82^{\circ}23'$ West 220 feet; thence South $8^{\circ}23'$ East 274 feet to the point of beginning.

PARCEL 9

Situated in the Northwest quarter of the Northeast quarter of Section 16, Township 2 North, Range 5 East of the Salt Lake Base and Meridian and beginning at a point that is 5.53 chains South $89^{\circ}50'$ East on the Section line from the Northwest corner of the Northeast quarter of the above section and running South $89^{\circ}50'$ East on the section line 5.25 chains; thence South 15.19 chains; thence South $73^{\circ}12'$ West 4.89 chains, thence South $58^{\circ}48'$ West 0.66 chains; thence North 16.96 chains to beginning.

PARCEL 10

The southeast quarter of the Northeast quarter of Section 16, Township 2 North, Range 5 East, Salt Lake Meridian.

EXHIBIT "A"
Continued

EXCEPTING from Parcel 10 the following: Beginning at the Northeast corner of the Southeast quarter of the Northeast quarter of Section 16, Township 2 North, Range 5 East, Salt Lake Base and Meridian; thence West 481.8 feet to a true point of beginning. Thence West 676.5 feet; thence South 165.0 feet thence North $76^{\circ}16'$ East 695.2 feet to the true point of beginning.

PARCEL 11

Beginning at a point on the section line which is West 6.25 chains from the Southeast corner of Section 9, Township 2 North, Range 5 East of the Salt Lake Base and Meridian, and running thence North 20.0 chains; thence West 2.27 chains; thence South 24.7 chains; thence North $80^{\circ}11'$ East 2.31 chains; thence North 4.5 chains; to the point of beginning.

PARCEL 12

Beginning at a point on the section line which is South 3.4 chains from the Northeast corner of Section 16, Township 2 North, Range 5 East of the Salt Lake Base and Meridian, and running South on the Section line 15.6 chains; more or less to the Southeast corner of the Northeast quarter of the Northeast quarter of the above Section 16; thence West 7.3 chains; thence North 16.0 chains; thence North $80^{\circ}11'$ East 2.40 chains; thence North $60^{\circ}51'$ East 6.01 chains to the point of beginning, and containing 11.48 acres, more or less; subject however to a right of way for a road across the North side of said property as the same now exists.

PARCEL 13

Beginning at the Northeast corner of Section 16, Township 2 North, Range 5 East of the Salt Lake Base and Meridian. Thence South $89^{\circ}49'$ West 481.8 feet thence South $0^{\circ}31'$ East 297.0 feet to a true point of beginning. Thence South $81^{\circ}11'$ West 208.4 feet, thence South 270.0 feet, thence North $81^{\circ}11'$ East 210.4 feet; thence North $0^{\circ}31'$ West 270.0 feet to the true point of beginning.

PARCEL 14

Beginning at the Southeast corner of the Southwest quarter of the Southwest quarter of Section 10, Township 2 North, Range 5 East, Salt Lake Base and Meridian and running thence North $1^{\circ}04'$ East on forty line 14.94 chains; thence North $86^{\circ}31'$ West 5.74 chains; thence South 15.2 chains, more or less to the Section line; thence South $88^{\circ}56'$ East 5.72 chains along said section line to the point of beginning.

EXHIBIT "A"
Continued

PARCEL 15

Beginning 17.55 chains West from the Southeast corner of Northeast quarter of Northeast quarter of Section 16, Township 2 North, Range 5 East, Salt Lake Base and Meridian and running thence North 11.5 chains; thence South $68^{\circ}31'$ West 5.5 chains; thence South $50^{\circ}36'$ West 6 chains; thence South $73^{\circ}12'$ West 7 chains; thence South $58^{\circ}48'$ West 6 chains; thence South $74^{\circ}22'$ West 1 chain to the southwest corner of Northwest quarter of Northeast quarter of said Section; thence East along forty line 22.6 chains to the point of beginning.

PARCEL 16

A tract of land situated in the Southeast quarter of the Southeast quarter of Section 9 and in the Northwest quarter of the Northeast quarter of Section 16, Township 2 North, Range 5 East, Salt Lake Base and Meridian; being more particularly described as beginning at a point on the Section line 11.03 chains West from the Southeast corner of the above named section line and running North 20.0 chains; thence West 6.53 chains; thence South 20.0 chains; thence South $4^{\circ}52'$ East 8.46 chains; thence North $68^{\circ}31'$ East 1.90 chains; thence North $27^{\circ}36'$ East 2.50 chains; thence North $80^{\circ}11'$ East 3.00 chains; thence North 5.0 chains to the point of beginning and containing 15.45 acres, more or less. Reserving however, a right of way for a two rod road across the above described tract containing 0.3 acres more or less. Leaving a net area of 15.15 acres more or less.

PARCEL 17

Also, a tract of land situated in the Northeast quarter of the Northwest quarter of northeast quarter of Section 16, Township 2 North, Range 5 East Salt Lake Base and Meridian, and being more particularly described as beginning at a point that is 18.60 chains South $89^{\circ}50'$ East on the section line from the Northwest corner of the Northeast quarter of the above named Section 16 and running South $89^{\circ}50'$ East 3.90 chains; thence South $4^{\circ}52'$ East 8.46 chains; thence South $68^{\circ}31'$ West 4.97 chains; thence North 10.25 chains to the point of beginning.

PARCEL 19

A tract of land beginning at a point which is West 7.3 chains from the Southeast corner of the Northeast quarter of the Northeast quarter of Section 16, Township 2 North, Range 5 East, Salt Lake Base and Meridian; and running thence North 15.50 chains; thence South $81^{\circ}11'$ West 6.6 chains; thence South $27^{\circ}36'$ West 2.50 chains; thence South $68^{\circ}31'$ West 2.50 chains; thence South 11.25 chains; thence East 10.25 chains; to the point of beginning.

EXHIBIT "A"
Continued

EXCEPTING and RESERVING from Parcel 19, Beginning at the Northeast corner of Section 16, Township 2 North, Range 5 East, Salt Lake Base and Meridian; thence South $89^{\circ} 49'$ West 481.8 feet, thence South $0^{\circ} 31'$ East 297 feet to a true point of beginning. Thence South $81^{\circ} 11'$ West 208.4 feet, thence South 270 feet, thence North $81^{\circ} 11'$ East 210.4 feet, thence North $0^{\circ} 31'$ West 270.0 feet to the true point of beginning.

PARCEL 20

Beginning at the Northeast corner of the Southeast quarter of the Northeast quarter of Section 16, Township 2 North, Range 5 East of the Salt Lake Base and Meridian; thence West 481.8 feet to a true point of beginning. Thence West 676.5 feet, thence South 165 feet, thence North $76^{\circ} 16'$ East 695.2 feet to the true point of beginning.

PARCEL 21

Beginning 86.79 feet West of the Southeast corner of Section 9, Township 2 North, Range 5 East, Salt Lake Base and Meridian, thence North 1320 feet, thence West 168.3 feet; thence South 1320 feet, thence East 168.3 feet to beginning.

PARCEL 22

Beginning 86.79 feet West of the Northeast corner of Section 16, Township 2 North, Range 5 East, Salt Lake Base and Meridian, thence South 132 feet, thence South $60^{\circ} 51'$ West 189.25 feet; thence North 222.75 feet, thence East 168.3 feet to beginning.

PARCEL 23

A tract of land situated in the Southwest quarter of the Southwest quarter of Section 10, Township 2 North, Range 5 East, Salt Lake Meridian, described as follows: Beginning at a point 330 feet East 330 feet North from the Southwest corner of the above named Section 10 and running North 1023 feet; thence West 241.73 feet; thence South 1056 feet; thence North $82^{\circ} 23'$ East 241.78 feet to beginning.

There is leased hereby only that portion of the above described tracts of land situated in Summit County, State of Utah, under which Lessor owns the mineral rights, Lessors' mineral right interest consisting of 12.9 acres, more or less.