

22-916

UNIT OPERATING AGREEMENT  
SAN JUAN 28-5 UNIT AREA

THIS AGREEMENT, made and entered into this 10<sup>th</sup> day of April, 1953, by and among El Paso Natural Gas Company, a Delaware corporation, hereinafter sometimes referred to as "Unit Operator", and such other parties owning working interests subject to the Unit Agreement for the Development and Operation of the San Juan 28-5 Unit Area as may execute this agreement, hereinafter sometimes called "Nonoperators", all parties being sometimes referred to as "Working Interest Owners",

W I T N E S S E T H:

WHEREAS, the parties hereto are also parties to that certain Unit Agreement for the Development and Operation of the San Juan 28-5 Unit Area, County of Rio Arriba, State of New Mexico, hereinafter called the "Unit Agreement" embracing the following described land:

New Mexico Principal Meridian

Township 28 North, Range 5 West

Section 7: Lots 1, 2, 3, 4, S/2 S/2  
Section 8: Lots 1, 2, 3, 4, S/2 S/2  
Section 9: Lots 1, 2, 3, 4, S/2 S/2  
Section 10: Lots 1, 2, 3, 4, S/2 S/2  
Section 11: Lots 1, 2, 3, 4, S/2 S/2  
Section 12: Lots 1, 2, 3, 4, 5, S/2 SW/4, SW/4 SE/4  
Sections 13 through 36: All

Containing 17,399.68 acres, more or less.

WHEREAS, the parties hereto, in accord with the provisions of Sections 7 and 12 of the Unit Agreement, desire to provide for the apportionment of costs and benefits among Working Interest Owners and to establish related operating arrangements;

NOW, THEREFORE, premises considered, the parties hereto mutually agree that:

1. UNIT AGREEMENT CONFIRMED.

The Unit Agreement, including the exhibits thereto, is hereby confirmed and adopted and made a part of this agreement. Terms employed in this agreement shall bear the same meaning as given them in the Unit Agreement. The unit area shall be developed and operated for the production and handling of unitized substances in accord with the Unit Agreement and this Unit Operating Agreement. In the event of any inconsistency or conflict between provisions of this agreement and the Unit Agreement, the Unit Agreement shall prevail.

2. TITLES.

a. Each of the parties hereto represents to all other parties hereto that its ownership of oil, gas and mineral interests in the unit area is correctly stated in the schedule attached as Exhibit B to the Unit Agreement. In the event such

representation of any party is erroneous or the title of any party hereto fails, in whole or in part, the interests of the parties hereunder shall be accordingly adjusted to the end that no party shall be credited with interests that it does not own. Parties contributing acreage to the unit and receiving credit hereunder therefor shall, subject to the provisions of Section 2c below, bear the entire loss occasioned by any failure of title or defect in their title or encumbrance thereon and shall save the other parties hereto harmless from any obligation or liability on account thereof. All title curative expense and all costs and expenses incurred in defending or establishing title to any interest in the unitized substances shall be borne by the party or parties hereto who claim such interest.

b. Within fifteen (15) days following its execution of this agreement, each Working Interest Owner shall furnish to the Unit Operator copies of its leases, operating agreements or other documents upon which it relies as establishing its ownership of working interests, together with copies of its rental receipts or other evidence satisfactory to establish that such leases, agreements and/or other documents remain in full force and effect. It shall also furnish any title data in its possession relating to its working interest ownership, including the title opinion of its attorney and any curative instruments acquired in relation thereto. Where outstanding title requirements have not been satisfied, the Working Interest Owner whose title is affected shall proceed to satisfy such title requirements with due diligence and furnish proof of the satisfaction thereof to the Unit Operator.

c. As a prerequisite to the drilling of any well hereunder, Unit Operator shall obtain a title opinion by a competent attorney or attorneys selected by it, based upon examination of complete abstract of title certified to date and/or the official county and/or state or federal records as well as examination of the material submitted pursuant to Section 2b above, approving title for drilling purposes to the half section Drilling Block (where the well is to be drilled to the Mesaverde or shallower formations) or to the appropriate spacing unit (where the well is to be drilled to formations below the Mesaverde) upon which the well is to be located; provided, however, that Unit Operator shall not be required to re-examine title to any Drilling Block or spacing unit for the drilling of any second or subsequent well thereon. The party or parties owning working interests in such Drilling Block or spacing unit shall furnish such abstracts promptly as

required and shall satisfy title requirements made by the examining attorney, at such party's or parties' sole expense, without delay in order that the drilling obligation stated in the Unit Agreement shall be timely performed. Costs of title examination shall be charged as a part of the cost of drilling the well. Approving opinion of title as a prerequisite of drilling may be waived upon approval of the owners of eighty per cent (80%) of the working interest committed to the unit. Any party hereto interested in obtaining the drilling of a well may post a bond in form satisfactory to the Unit Operator in an amount equal to one and one-half times the estimated cost of the proposed well, conditioned to protect all parties hereto against any loss of their investment in the well by reason of title failure, whereupon the requirement herein for an approving opinion of title will be waived. If title subsequently fails to any tract or tracts, the title to which has been cleared for drilling under this section, the Working Interest Owner thereof shall bear the entire loss in participation in unitized substances produced after such title failure which would be attributable to the leasehold estate or working interest in such tract under the terms of this agreement, but shall not be obligated to save any parties hereto harmless from any other loss occasioned thereby except to the extent of any indemnity agreement which may have been executed as hereinabove provided.

### 3. APPORTIONMENT OF COSTS AND BENEFITS.

Except as herein otherwise expressly provided, all costs, expenses and liabilities accruing or resulting from exploration, development, operation and maintenance of the unitized land shall be borne, and all unitized substances produced hereunder and other benefits accruing hereunder shall be owned and shared, by the Working Interest Owners who have executed the Unit Agreement and this agreement, as follows:

a. Costs and benefits accruing in the development and operation of any Drilling Block (as defined in Section 11 of the Unit Agreement) prior to its admission into a participating area shall be borne and shared in the proportion that the acreage owned by each of such Working Interest Owners owning working interests in the Drilling Block bears to the total of working interests owned by all such Working Interest Owners owning working interests in the Drilling Block. Costs and benefits accruing or resulting from development and operation of any participating area shall be borne by such Working Interest Owners owning interests in such participating area in the

same proportion that the interest owned by each bears to the total of interests owned by all such Working Interest Owners in said participating area. Except for the adjustment in investment in the Field Facilities as hereinafter provided, no adjustment of investment or previously incurred costs shall be made upon the admission of a Drilling Block into the participating area, but upon such admission all equipment used for the operations of the participating area shall thenceforth be owned by the Working Interest Owners in the enlarged participating area in the same proportions as provided herein for their sharing of costs and benefits. Notwithstanding the foregoing, however, when any Drilling Block is admitted to the participating area prior to the completion thereon of a well capable of producing unitized substances in paying quantities from the formation to which such participating area is applicable, Unit Operator shall comply with the obligation imposed by the Unit Agreement to drill a well thereon to the horizon from which production is being secured in the participating area, and all costs of drilling, completing, testing and equipping such well to produce shall be charged to and borne by such Working Interest Owners owning working interests in such Drilling Block in the proportions which the interests of each bear to the aggregate of all the interests of all such Working Interest Owners within said Drilling Block. Any such well shall be owned and operated for the benefit of parties owning interests in the participating area in the same manner as other wells in such participating area. Upon admission of a Drilling Block into a participating area, there shall be an adjustment of the cost of Field Facilities among all such Working Interest Owners in the enlarged participating area so that the cost of Field Facilities allocable to the enlarged participating area shall be borne by such Working Interest Owners in proportion to their participation in costs and benefits of operation of the enlarged participating area. Where Field Facilities serve more than one participating area, costs and ownership thereof shall be allocated between participating areas on a well basis and shall be adjusted upon drilling of additional wells so that each participating area shall bear such costs and own such Field Facilities in the proportion that the number of wells within such participating area, which upon their completion, shall have been capable of producing unitized

substances in paying quantities, bears to the total number of such wells within the unit area. No adjustment between participating areas shall be made on account of the cessation of production in paying quantities from any well or wells. "Field Facilities", as that term is used in this section, shall mean facilities which are installed for serving the entire unit operation, such as, but not limited to, warehouses, field offices, camps, gathering systems, field tankage other than that serving a particular well or Drilling Block, power stations and power lines, water stations and water lines. Costs of Field Facilities shall be deemed to be the tangible and intangible costs thereof as reflected by the Operator's books, depreciated at the rate of four per cent (4%) per annum, or fractional portion thereof, up to the period an adjustment is required. In the event book costs cannot be determined on certain classifications of equipment, the current market prices in effect as of the date a Drilling Block is admitted to the participating area shall be used as a basis for pricing. Roads shall not be considered a part of Field Facilities. Costs of all road construction required for the drilling of the four test wells in accord with Section 9 of the Unit Agreement shall be allocated to the Working Interest Owners owning working interest in the four Drilling Blocks upon which said test wells are drilled on an acreage basis. Roads required for the drilling of subsequent wells shall be charged as a part of the drilling costs and borne by the same party or parties as are required to pay the costs of drilling such wells. There will be no reallocation of road costs. In the event any well or wells capable of producing unitized substances in paying quantities shall have been completed prior to the effective date of this agreement, such well or wells shall be turned over to the Unit Operator for operation hereunder on the first day of the month following the said effective date of this agreement, and the half section Drilling Block on which each such well is located shall constitute or become a part of the participating area for the formation in which such well is completed. Likewise, if any Working Interest Owner shall have started any well but it shall not have been completed on the effective date of this agreement, such Working Interest Owner shall proceed with due diligence to complete the drilling of such well and, if dry, to plug and abandon it or, if a producer, to test, complete and equip it to produce and then turn it over to the Unit Operator for operation hereunder. Adjustment for any such well or wells shall be only as hereinabove provided.

b. The cost of drilling, equipping and completing any initial test well projected to a depth below the base of Mesaverde formation, which is not required to be drilled by the terms of the Unit Agreement, and the cost of plugging and abandoning same if a dry hole shall be paid by all of such Working Interest Owners each in the proportion that its ownership of working interests on an acreage basis within the unit area bears to the total of all such interests of such parties; provided, however, that the Working Interest Owners of an area less than the area covered by the entire Unit Agreement, by agreement, may pay the cost of drilling, equipping and completing, or plugging and abandoning any initial test well projected to a depth below the base of the Mesaverde formation, and such costs shall be paid by all of such Working Interest Owners in the proportion provided by such agreement. Costs of drilling the second or any subsequent test well to formations lying below the Mesaverde, which is not required to be drilled by the terms of the Unit Agreement, shall be only in accord with an agreement to be reached by the parties participating in the drilling of such second or additional test wells. In the event any such test well so drilled shall encounter unitized substances in paying quantities so as to justify the establishment of a participating area or the enlargement of an existing participating area for the formation encountered, such participating area or enlargement shall be formed as provided in the Unit Agreement. On the establishment of any participating area, there shall be a retroactive adjustment of the cost of drilling, completing and equipping for production and operating of the said test well and of the cost of Field Facilities, to the end that the owners of working interests in the participating area newly established shall reimburse without interest the party or parties who paid for the costs and expenses of drilling, completing and equipping for production and operating the well less any income derived by said party or parties up to the date of settlement, and thereafter the costs incurred and benefits derived from the operation of the well shall be borne by and shall inure to the benefit of the Working Interest Owners in the participating area in proportion to their ownership of interests therein. On the enlargement of any participating area, there shall be an investment adjustment between the owners of working interests in the enlarged participating area, to the end that the investment within the enlarged participating area, including the investment in the allocated portion of Field Facilities, shall be paid for by the affected Working Interest Owners in the enlarged participating area in proportion to the interests of each therein and in proportion to their shares in the

costs of operation and revenue to be derived from the enlarged participating area, and also to the end that the parties who have previously paid said costs shall be reimbursed on the basis hereinafter set forth. The affected Working Interest Owners in the participating area before its enlargement shall receive credit for the intangible cost of drilling, completing and equipping for production all wells capable of producing unitized substances situated within said participating area. The costs to be so credited shall be measured by the average cost of drilling, completing and equipping for production wells of like character and depth in the field in a good and workmanlike manner at the time when said wells were drilled. Credit shall also be given for the casing and other tangible properties and facilities installed in the wells or used in connection with the operation thereof at a percentage of the original cost, such percentage to be determined as provided in the Accounting Procedure. The affected Working Interest Owners on any tract outside of the participating area that is to be admitted to the enlarged participating area shall likewise receive credit for the intangible cost of drilling, completing and equipping any wells on their respective lands so admitted, together with the value of the tangible equipment, facilities and structures located thereon and used in connection therewith, on the basis above set out. The sum total of all credit shall be the investment cost apportionable to the enlarged participating area. The investment adjustment shall be made by cash settlement among the Working Interest Owners through the Unit Operator. No credit shall be given for the previous cost of operating any wells or repairing or maintaining other property, nor shall there be any debit for or on account of production taken from wells prior to the effective date of the enlargement of the participating area.

c. In any investment adjustment made under the provisions of this Section 3, there shall be a separate adjustment for intangibles and a separate adjustment for tangibles and in such adjustment intangibles shall be exchanged only for intangibles or money and tangibles shall be exchanged only for tangibles or money.

#### 4. ROYALTY AND OTHER PAYMENTS OUT OF PRODUCTION.

One-eighth (1/8) of all of the unitized substances produced hereunder, or the proceeds thereof, shall be set aside for the payment or delivery in kind, as the case may be, in accord with underlying leases and other documents requiring payment of royalties, by the Unit Operator or the Working Interest Owner in accord with Section 12 of the Unit Agreement. Where any working interest is burdened by royalties in excess of one-eighth (1/8) or by overriding royalties, oil payments or other payments out of production, the required payment in excess of one-eighth (1/8) shall be borne by the owner of the working interest so burdened. Before receiving its pro-

portionate share of the unitized substances produced hereunder or the proceeds thereof, each Working interest Owner shall pay or secure the payment of any such excess royalties or other payments constituting a burden upon its working interest.

5. RENTALS.

Each Working Interest Owner whose interest is chargeable with rentals, minimum royalties in excess of the royalties on actual production, or other payments in the nature of rentals required to maintain its working interest rights, shall properly pay such rentals, minimum royalties or other payments. The inadvertent failure of any party to properly make such payments shall not subject such party to liabilities hereunder except to the extent hereinabove provided in the event of loss of title.

6. TEST WELLS.

Unit Operator is hereby authorized and directed to carry out the drilling program outlined in Section 9 of the Unit Agreement. Subject to obtaining the necessary approval of State and Federal authorities as therein required, it is agreed that locations for the required test wells shall be as follows:

Approximate Center SW/4 Section 14, T-28-N, R-5-W  
Approximate Center NE/4 Section 19, T-28-N, R-5-W  
Approximate Center SW/4 Section 26, T-28-N, R-5-W  
Approximate Center NE/4 Section 29, T-28-N, R-5-W

Said wells shall be drilled in such sequence as may be determined by the Unit Operator.

7. DETERMINATIONS BY MAJORITY VOTE.

In any matter in which the action of the Unit Operator requires the concurrence of the working interest parties hereto or any of them, Unit Operator will be governed by the decision of the owners of a majority of the working interest in the participating area, or the nonadmitted Drilling Block, as the case may be, unless otherwise specified herein or in the Unit Agreement, determined in the proportion that the acreage interest of each such party in the participating area or such affected Drilling Block bears to the total acreage interest in the participating area or affected Drilling Block. Matters affecting the unit area as a whole shall be determined in accordance with the proportionate acreage interest as above defined in the entire unit area. In any case where one working interest party hereto holds such a majority in interest, but less than the full working interest in the area affected,



his vote shall require the concurrence of one additional party in order to constitute the controlling vote.

In any case in which it is necessary to poll the working interest parties hereto, Unit Operator shall notify all affected Working Interest Owners in writing of the question for decision and its recommended course of action. Each such Working Interest Owner shall within ten (10) days of receipt of such notice advise Unit Operator in writing of its decision thereon. Within five (5) days thereafter Unit Operator shall notify each affected Working Interest Owner in writing of the result of such poll. In the event that any Working Interest Owner fails to advise Unit Operator in writing of its decision, within the 10-day period above provided, it shall be conclusively presumed that its decision is in accord with the course of action originally recommended by Unit Operator, except that, if the matter for decision is one where the nonresponding Working Interest Owner might elect, pursuant to the provisions of this agreement, not to participate originally in some element of cost or expense but instead to pay his share thereof out of production or the proceeds thereof, it shall be conclusively presumed that such nonresponding Working Interest Owner elects to follow that latter course.

The Unit Operator, except when otherwise required by governmental authority, shall not do any of the following without first obtaining the approval of such a majority interest, as provided above, in the affected participating area or Drilling Block or unit area, as the case may be:

a. Make any expenditure in excess of Ten Thousand Dollars (\$10,000.00) other than normal operating expenses, except in connection with a well, the drilling of which has been previously authorized by or pursuant to this agreement; provided, however, that nothing in this paragraph shall be deemed to prevent Unit Operator from making an expenditure in excess of said amount if such expenditure becomes necessary because of a sudden emergency which may otherwise cause loss of life or extensive damage to property. In the event of such emergency expenditure, Unit Operator shall, within fifteen (15) days after making such expenditure, give written notice to the other parties.

b. Make any arrangement for the use of facilities owned by the Working

Interest Owners in the operation and development outside the unit area or determine the amount of any charges therefor unless otherwise provided for in this agreement or in the Unit Agreement.

c. Dispose of any major items of surplus material or equipment having original cost of One Thousand Dollars (\$1,000.00) or more, other than junk. Any such item or items of less cost may be disposed of without such consent.

d. Submit to the Supervisor, Commissioner or Commission any plan for further development of, or application for expansion or contraction of the unit area or of any participating area.

e. Abandon any well which is producing unitized substances.

#### 8. DRILLING OF ADDITIONAL WELLS.

a. In addition to the required test wells, all other wells which Unit Operator is required to drill under the terms of the Unit Agreement or to comply with valid orders of governmental authorities having jurisdiction in the premises shall be drilled by Unit Operator for the account of the Working Interest Owners owning interests in the affected unit area, participating area or Drilling Block, as the case may be, as hereinabove provided. Unit Operator will also drill appropriate development wells within participating areas in accord with plans of development adopted by a majority vote of affected Working Interest Owners in accord with Section 7 above. Unit Operator will drill wells to the Mesaverde or any shallower formations at regular well locations outside of the applicable participating area upon request of the Working Interest Owner or Owners owning one hundred per cent (100%) of the working interest within the Drilling Block upon which the well is to be located. Such wells shall be drilled in order of their request and approval by applicable governmental authorities.

b. Unit Operator will not drill any well without the mutual consent of all the parties hereto other than as provided in Subsection "a" of this Section 8, except as hereinafter provided. Any Working Interest Owner owning a part of the working interests in a Drilling Block desiring that a well be drilled thereon to the Mesaverde or any shallower formation outside of the participating area

established hereunder for such formation, or any Working Interest Owner owning working interest in acreage constituting a spacing unit for wells drilled to any formation below the Mesaverde desiring that a well be drilled thereon to such deeper formation, shall so notify Unit Operator, specifying the proposed location, objective depth and estimated cost of such well. Upon receipt of such notice, the Unit Operator shall advise those other Working Interest Owners parties hereto who, under the provisions of this agreement, would be required to share the cost and risk of the proposed well. Each such party shall, by responsive notice given to the Unit Operator within thirty (30) days of receipt of the aforesaid notice, elect as to whether such party desires to join in the drilling of such well. Failure to respond within said thirty (30) days shall be deemed an election not to join in the drilling of the proposed well. If all of said parties elect to join, the well shall be drilled for the account of all such parties in accord with the preceding provisions of this agreement. If less than all of such parties elect to join in the drilling of such well, Unit Operator shall, upon obtaining required governmental approvals, proceed with due diligence to drill such well at the sole cost and risk of the party or parties electing to share in the costs thereof, hereinafter called the "drilling parties". In the event any such well is a dry hole (and is not taken over for plug back or deepening), it shall be plugged and abandoned at the sole cost of the drilling parties. In the event such well is a producer, it shall be tested, completed and equipped to produce by the Unit Operator at the sole cost of the drilling parties, and such drilling parties each in proportion to its contribution to the cost of drilling, testing, completing and equipping the well shall be entitled to receive the proceeds of production from the well or, if it is capable of producing in paying quantities, shall be entitled to receive the proceeds of production allocable to the interests admitted to the participating area on account of such well, after deducting therefrom all royalties, overriding royalties, production payments and one hundred per cent (100%) of the operating expenses attributable thereto, until said drilling parties shall have received therefrom one hundred fifty per cent (150%) of the costs of drilling, testing, completing and equipping said well to produce. For the purposes of this section, where a party takes in kind the proceeds of production from such a well shall be computed upon the same price basis as that employed for payment of royalties to the United States on comparable

production from the unit area. When the drilling parties shall have been reimbursed for one hundred fifty per cent (150%) of said costs as hereinabove provided, proceeds from the well shall thereafter be shared by the Working Interest Owners within the participating area in the manner stipulated in Section 3 above. Any amounts which may be realized from sale or disposition of the well or equipment thereon, or required in connection with the drilling, testing, completing, equipping and operating thereof, shall be paid to the drilling parties and credited against the total unreturned portion of said one hundred fifty per cent (150%) with the balance thereof, if any, to be divided as provided in Section 3 above among the parties owning the well. Locations of all wells drilled under this provision must be in accord with the spacing pattern adopted by the Unit Operator for the formation to which the well is projected.

9. OPTION TO TAKE OVER WELLS.

If any well drilled under this agreement is a dry hole and the party or parties owning the well are ready to abandon it but the well can be plugged back or deepened to a different formation, Unit Operator shall so notify the Working Interest Owners in the affected unit area, participating area or Drilling Block, as the case may be, and such parties shall have the right to take over said well and cause the Unit Operator to plug back or deepen it, as the case may be, and to complete it for the account of the parties owning working interests in the unit area, participating area or Drilling Block, as the case may be, upon effecting an investment adjustment so as to reimburse the party or parties who shall have borne the cost of drilling said well for either their cost of drilling to the depth at which the well is taken over (computed in accordance with the Accounting Procedure attached hereto) or for the average cost of drilling from the surface to the formation in which the well is to be completed, whichever is the lesser amount. Working Interest Owners so notified hereunder shall respond as provided in Section 7. If one, but less than all, of the affected working interest parties elects to take the well over, then Unit Operator shall take it over and conduct the specified operation for the account of the electing party or parties, and such party or parties shall be entitled to recover one hundred fifty per cent (150%) of their costs in acquiring, deepening or plugging back, testing and completing the well in the same manner as provided in Section 8b above; provided, however, that where fifty per cent (50%)

of the affected Working Interest Owners elect to take the well over for use in satisfying the obligation to drill a test well hereunder, the well shall be drilled for the account of all of the affected Working Interest Owners. In the event any one well is completed as a paying producer in more than one formation, the Working Interest Owners of the respective participating areas established for such formations shall arrange for appropriate allocation of investment and operating costs of such well by separate agreement.

#### 10. CHARGES FOR DRILLING OPERATIONS.

All wells drilled on the unit area shall be drilled on a competitive contract basis at the usual rates prevailing in the field. Any Working Interest Owner or Owners may bid and contract to use its or their tools and equipment in the drilling of any wells on the unit area. Unit Operator, if it so desires, may employ its own tools and equipment in the drilling of wells. In such event, the cost of drilling shall include, but shall not be limited to, the following charges: (a) all direct material and labor costs, (b) a proportionate amount of applicable departmental overheads and undistributed field costs, (c) rental charge on company equipment employed; all such charges to be determined in accordance with operator's accounting practice, provided that, in no event shall the total of such charges exceed the prevailing rate in the field and such work shall be performed by Unit Operator under the same terms and conditions as shall be customary and usual in the field in contracts of independent contractors who are doing work of a similar nature.

#### 11. ACCESS TO OPERATIONS AND INFORMATION.

Representatives of each party hereto shall have free access to the entire unit area at all reasonable times to inspect and observe operations of every kind and character thereon. Each party hereto shall have access at all reasonable times to any and all information pertaining to wells drilled, production secured, and to the books, records and vouchers relating to the operation of the unit area. Unit Operator shall, upon request, furnish to the other parties hereto daily drilling reports, true and complete copies of well logs and other data relating to wells drilled, and shall also, upon request, make available samples and cuttings from any and all wells drilled on the unit area.

#### 12. DISPOSITION OF PRODUCTION.

Each of the parties hereto shall take in kind or separately dispose of its proportionate share of the unitized substances produced hereunder, exclusive of production which may be used in development and producing operations of the unit area and in preparing and treating oil for marketing purposes, and production unavoidably lost. In the event any party hereto shall fail to make the arrangements

necessary to take in kind or separately dispose of its proportionate share of the unitized substances, Unit Operator shall have the right for the time being and subject to revocation at will by the party owning same to purchase such unitized substances or to sell the same to others at not less than the market price prevailing in the area. Each party hereto shall be entitled to receive directly payment for its proportionate share of the proceeds from the sale of unitized substances produced, saved and sold from the unit area, and on all purchases or sales each party shall execute any division order or contract of sale pertaining to its interest. Any extra expenditure incurred by reason of the taking in kind or separate disposition by any party hereto of its proportionate share of the production shall be borne by such party.

### 13. PIPE AND OTHER TUBULAR GOODS.

Notwithstanding any limitations of the Accounting Procedure, Exhibit A, during such times as tubular goods and other equipment are not available at the nearest customary supply point Unit Operator shall be permitted to charge the joint account of parties responsible hereunder for all tubular goods and other equipment transferred from Unit Operator's warehouse or other stocks to the unit area for use on a particular participating area or Drilling Block, as the case may be, with such costs and expenses as may have been incurred in purchasing, shopping, and moving the required tubular goods and other equipment to the unit area; provided, however, that each affected Working Interest Owner shall be given the opportunity, in lieu of bearing its proportionate part of such costs, of furnishing in kind or in tonnage, as the parties may agree, its share of such tubular goods and other equipment required.

### 14. ADVANCES.

Each of the parties hereto shall promptly pay and discharge its proportionate part of all cost and expense on the basis set forth in the Accounting Procedure attached as Exhibit A. Unit Operator, at its election, may require the parties hereto to advance their respective proportion of development and operating costs according to the following conditions: On or before the first day of each calendar month, Unit Operator shall submit an itemized estimate of such costs for the succeeding calendar month to each of the parties hereto with a request for the payment of such party's proportionate part thereof. Within ten (10) days thereafter each of such parties shall pay, or secure the payment in a manner satisfactory to

Unit Operator, such party's proportionate share of such estimate. Unit Operator shall credit each Working Interest Owner with the advances so made. Should any party fail to pay or secure the payment of such party's proportionate part of such estimate, the same shall bear interest at the rate of six per cent (6%) per annum until paid. Adjustments between estimates and actual costs shall be made by Unit Operator at the close of each calendar month and the accounts of the parties adjusted accordingly.

15. OPERATOR'S LIEN.

Unit Operator shall have a lien on the interest of each of the parties in the unit area, unitized substances produced therefrom, the proceeds thereof and the material and equipment thereon, to secure the payment of such party's proportionate part of the cost and expense of developing and operating the unitized lands and to secure the payment by any such party of such party's proportionate part of any advance estimate of such cost and expense. Unit Operator shall protect such property from all other liens arising from the operations hereunder.

16. INSURANCE.

Unit Operator, during the term hereof, shall purchase or provide protection comparable to that afforded under standard form policies of insurance for workmen's compensation with statutory limits, employer's liability insurance with a limit of at least \$25,000 and general public liability insurance with limits of at least \$30,000/\$60,000. Unit Operator shall charge to the joint account an amount equal to the premium applicable to the protection so provided. All losses not covered by standard form policies of insurance for hazards set out above shall be borne by the parties hereto as their interests appear at the time of any loss.

17. SURRENDER.

No party hereto shall surrender any of its working interest insofar as they relate to lands located within a participating area. However, should any party hereto at any time desire to surrender any of the oil and gas leases or operating agreements subject hereto, or any interest therein, insofar as they cover lands located outside such a participating area but within the unit area, it shall notify all other parties hereto in writing. Within thirty (30) days following receipt of such notice by the other parties hereto, the party desiring to surrender such working interests insofar as they affect such land may proceed

to surrender the same if such right is reserved in the leases or operating agreement, unless any other party or parties hereto have, within said 30-day period, given written notice to the party desiring to surrender that they desire an assignment of said working interests insofar as they cover said land. In such event the party desiring to surrender shall assign, without express or implied warranty of title, and subject to existing covenants, contracts and reservations, all its interest in such working interests insofar as they cover such land and the wells, material and equipment located thereon, to the party or parties desiring an assignment. Thereupon such assigning party shall be relieved from all obligations thereafter accruing (but not theretofore accrued) hereunder with respect to the interest assigned. From and after the making of such assignment, the assigning party shall have no further interest in the property assigned but shall be entitled to receive from the assignees payment for its interest therein in an amount equal to the salvage value of any salvable material located on said land. If such assignment shall run in favor of more than one party hereto, the interest covered shall be shared by such parties in the proportions that the interest of each party assignee in the lands committed to the Unit Agreement bears to the total interest of all parties assignee in the lands committed to the Unit Agreement.

#### 18. TAXES.

Unit Operator shall, for the joint account, render for ad valorem tax purposes the entire working interests in the unit area of all parties hereto and all personal property used in connection with operations hereunder, or such part thereof as may at any time be subject to taxation. Unit Operator shall also pay all such ad valorem taxes, at the time and in the manner required by law, which may be assessed upon or against all or any portion of such working interests and personal property. Each party shall pay its proportionate part of the total taxes so paid and expenses incurred in connection with the rendering and payment thereof in accord with Accounting Procedure, Exhibit A. Nothing herein shall relieve any Working Interest Owner of the consequence of any loss of title occasioned by failure of the landowner to pay ad valorem taxes levied against the land to which its working interest relates.

#### 19. EMPLOYEES.

The number of employees, the selection of such employees, the hours of



labor and the compensation for service to be paid any and all such employees shall be determined by the Unit Operator. Such employees shall be employees of Unit Operator.

20. LIABILITIES.

The liability of the parties hereunder shall be several and not joint or collective. Each party shall be responsible only for its obligations as herein set out and shall be liable only for its proportionate share of the cost of developing and operating the unit area as determined by the provisions hereof.

21. FORCE MAJEURE.

This agreement and the respective rights and obligations of the parties hereunder shall be subject to all valid and applicable State and Federal laws, rules, regulations and orders, and in the event this agreement, or any provision thereof, is or the operations contemplated thereby are found to be inconsistent with or contrary to any such law, rule, regulation or order, the latter shall be deemed to control and this agreement shall be regarded as modified accordingly and as so modified shall continue in full force and effect. Unit Operator shall not be liable for any loss of property or of time caused by strikes, riots, fires, tornadoes, floods, inability to obtain tubular goods or other required materials or services or for any other cause beyond the reasonable control of Unit Operator in the exercise of due diligence.

22. NOTICES.

All notices that are required or authorized to be given hereunder shall be given in writing by United States mail or Western Union telegram, postage or charges prepaid, and addressed to the party to whom such notice is to be given at the address indicated for such party opposite its signature hereto. The originating notice to be given under any provision hereof shall be deemed given only when received by the party to whom such notice is directed, and the time for such party to give any response thereto shall run from the date the originating notice is received. The second or any subsequent responsive notice shall be deemed given when deposited in the United States post office or with the Western Union Telegraph Company with postage or charges prepaid.

23. FAIR EMPLOYMENT PRACTICES.

Unit Operator shall not discriminate against any employee or applicant for employment because of race, creed, color or national origin and an identical provision shall be incorporated in all subcontracts.

24. UNLEASED INTERESTS.

Should the owner of any unleased interest in lands lying within the unit area become a party to the Unit Agreement and this agreement, such unleased interest shall be treated, for all purposes of this agreement, as if there were an oil and gas lease covering such unleased interest on a form providing for the usual and customary one-eighth (1/8) royalty and containing the usual and customary "lesser interest clause". This agreement shall in no way affect the right of the owner of any such unleased interest to receive an amount or share of unitized substances equivalent to the royalty which would be payable or due under the terms of the Unit Agreement if such unleased interest were subject to such an oil and gas lease.

25. EFFECTIVE DATE AND TERM.

This Unit Operating Agreement shall become effective as of the effective date of the Unit Agreement and shall remain in full force and effect during the life of such Unit Agreement. The terms hereof shall be considered as covenants running with the ownership of working interest committed hereto and shall be binding upon the heirs, personal representatives, successors and assigns of the parties hereto.

26. EXECUTION BY COUNTERPARTS.

This agreement may be executed in counterparts with the same force and effect as if all parties executing any counterpart hereof had executed one original document. It shall be binding upon all parties executing any counterpart hereof whether or not signed by all parties listed below as owning working interests. Any party owning working interests within the unit area may execute this agreement at any time prior to its effective date. Any such Working Interest Owner desiring to join subsequent to the effective date hereof shall be permitted to join only in accord with such terms and conditions as may then be agreeable to the Unit Operator.

EXECUTED as of the day and year first above written.

Attest:

EL PASO NATURAL GAS COMPANY

\_\_\_\_\_  
Assistant Secretary

By \_\_\_\_\_  
Vice President

Bassett Tower  
El Paso, Texas

UNIT OPERATOR AND WORKING INTEREST OWNER

ATTEST:

\_\_\_\_\_  
Assistant Secretary

Bassett Tower  
El Paso, Texas

ATTEST:

\_\_\_\_\_  
Assistant Secretary

Bartlesville, Oklahoma

ATTEST:

\_\_\_\_\_  
Assistant Secretary

1404 Republic Bank Building  
Dallas, Texas

ATTEST:

\_\_\_\_\_  
Assistant Secretary

Stanolind Building  
Tulsa, Oklahoma

ATTEST:

\_\_\_\_\_  
Assistant Secretary

Address: \_\_\_\_\_  
\_\_\_\_\_

ATTEST:

\_\_\_\_\_  
Assistant Secretary

Address: \_\_\_\_\_  
\_\_\_\_\_

ATTEST:

\_\_\_\_\_  
Assistant Secretary

Address: \_\_\_\_\_  
\_\_\_\_\_

ATTEST:

\_\_\_\_\_  
Assistant Secretary

Address: \_\_\_\_\_  
\_\_\_\_\_

EL PASO NATURAL GAS COMPANY

By: \_\_\_\_\_  
Vice President

PHILLIPS PETROLEUM COMPANY

By: \_\_\_\_\_  
Vice President

GENERAL AMERICAN OIL COMPANY OF TEXAS

By: \_\_\_\_\_  
Vice President

STANOLIND OIL AND GAS COMPANY

By: \_\_\_\_\_  
Vice President

By: \_\_\_\_\_  
Vice President

By: \_\_\_\_\_  
Vice President

By: \_\_\_\_\_  
Vice President

By: \_\_\_\_\_  
Vice President

Witness:

Frank Patania

117 East Coronado Road  
Santa Fe, New Mexico

Witness:

T. H. McElvain

220 Shelby Street  
Santa Fe, New Mexico

Witness:

Catherine B. McElvain

J. R. Abercrombie

220 Shelby Street  
Santa Fe, New Mexico

Witness:

J. K. Henry

3131 Venice Blvd.  
Oklahoma City, Oklahoma

Witness:

Tom Bolack

1010 North Dustin  
Farmington, New Mexico

Witness:

Alice S. Bolack

Address:

Witness:

Address:

Witness:

Address:

Witness:

Address: