

18. LESSOR covenants and agrees that LESSEE, upon paying the rent provided for herein and observing and keeping the covenants, agreements and conditions of this Lease on LESSEE'S part to be kept, shall lawfully and quietly hold, occupy and enjoy the demised premises during the term of this Lease without hindrance, or molestation of anyone claiming by, through or under LESSOR, subject, however, to the matters herein set forth.

19. If any term or provision of this Lease or the application thereof to any person or circumstances shall, to any extent, be invalid or unenforceable, the remainder of this Lease, or the application of such term or provision to persons or circumstances other than those as to which it is held invalid or unenforceable, shall not be affected thereby, and each term and provision of this Lease, shall be valid and be enforced to the fullest extent permitted by law.

IN TESTIMONY WHEREOF, witness the execution of this instrument this the day and date first above written.

WITNESS:

INVESTMENTS DIVERSIFIED LIMITED

Diane Dennis

BY: Stanley G. Tate  
Stanley G. Tate LESSOR  
General Partner

Edward L. Denison

BY: Edward L. Denison  
Edward L. Denison LESSOR  
General Partner

ATTEST:

CASHLAND OIL, INC.

James L. ...  
Assistant Secretary

BY: Administrative Vice President LESSEE

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