

EXHIBIT A.

THIS LEASE made this 12th day of April, A.D.1876, between R.S.Baker, E.F.Beale, Sanford Lyon, and Christopher Leaming, parties of the first part, and Ruben Denton, party of the second part:

WITNESSETH: That said parties of the first part for and in consideration of the stipulations, rents and covenants, hereinafter contained, on the part of the said party of the second part, his executors, administrators and assigns to be paid, kept and performed, has granted, demised and let unto the said party of the second part his executors, administrators and assigns, for the sole and only purpose of mining and excavating for petroleum, coal, rock or carbon oil or other valuable mineral, or volatile substances, all of that certain tract of land situate in Los Angeles County and State of California, and bounded and described as follows to-wit: Commencing at a point five hundred feet (500ft.) due East from what is known as the Pico Oil Springs, said point being a stake marked No. 1 from thence North five hundred feet (500ft.) to a stake marked No.2; thence West one thousand feet (1000ft.) to a stake marked No.3; thence South one thousand feet to a stake marked No.4; thence East one thousand feet (1000ft.) to a stake marked No.5; thence North five hundred feet 4766 (500ft.) to a stake marked No.1, the place of beginning; the same being one thousand feet of what is known as the Pico Oil Springs Claim.

To have and to hold the said premises for the said purposes only unto the said party of the second part, his executors, administrators or assigns, for, during and until the (39

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1 full term of three (3) years, next ensuing the day and year  
2 ~~first~~ above written. The said party of the second part here-  
3 by covenants, in consideration of the said grant and demise,  
4 to deliver up unto the said parties of the first part, their  
5 heirs and assigns, the full one-eighth part of the petroleum,  
6 coal rock or carbon oil, or other valuable mineral, or vola-  
7 tile substances discovered, excavated, pumped and raised on  
8 the premises herein leased as produced, excavated or pumped,  
9 in the crude state, in tanks at the well, the party of the  
10 second part to furnish said tanks, and in case the said party  
11 of the second part shall pipe from the said wells to the plain  
12 below, at or near the line of the railroad, to be construct-  
13 ed through the place known as the San Fernando Tunnel, that  
14 then the said party of the second part will pipe down,  
15 through their piping aforesaid to the end of said piping as  
16 above stated, at the option of the parties of the first part,  
17 all or any of their oil being the proportion, as hereinbefore  
18 set forth, at the rate and charge not exceeding twenty-five  
19 cents per barrel therefor, each barrel to consist of forty-two  
20 gallons; the party of the second part further covenants and  
21 agrees, at the election of the parties of the first part, to  
22 take all oil, which may be set apart to the parties of the  
23 first part under the agreement aforesaid, at its market val-  
24 ue, during each calendar month of term of this lease, or any  
25 portion thereof, and to pay therefor every thirty days, that  
26 the parties of the first part shall elect to sell the market  
27 value of the oil to which the parties of the first part shall  
28 be entitled, under the covenants above specified.

1           The party of the second part is to have the use of the  
2 four wells, now in process of construction upon said premises,  
3 and no more, for the purpose of taking oil and petroleum from  
4 said premises, without the written consent and further agree-  
5 ment of the said R.S.Baker, one of the said wells to be by  
6 the said party of the second part sunk to a depth of five hun-  
7 dred feet (500ft.) unless a full flowing well be struck at a  
8 less depth.

9           It is expressly understood and agreed by the parties  
10 hereto that the well now on said premises known as the Sanford  
11 Lyon's well, shall be and is hereby exempt and reserved from  
12 the operation of this lease, to the Sanford Lyons or any other  
13 person or persons by him thereunto authorized, for any and all  
14 purposes, for which the same was sunk, and especially for  
15 the purpose of taking oil <sup>and petroleum</sup> from the premises aforesaid, and the  
16 said Sanford Lyons, his heirs and assigns, shall during the  
17 full period of this lease, be allowed free access across and  
18 over said premises, to said well, for all purposes, necessary  
19 for the use and free enjoyment of the uses <sup>and purposes</sup> for which said well  
20 is constructed; it is further covenanted and agreed, that the  
21 parties of the first part, during the time of the continuance  
22 of this lease, shall have free and uninterrupted passage and **4766**  
23 right of way over and all of the premises hereby leased, to  
24 any and all lands, claimed, occupied or owned by the said  
25 parties of the first part, at or near the above demised prem-  
26 ises, and for which it may be necessary or convenient to  
27 pass over or above the above demised premises, for necessary  
28 or convenient ingress or egress or either.



1 and in consideration of the sum of one dollar, lawful money  
 2 of the United States, to me in hand paid by A.J.Bryant, of the  
 3 City and County of San Francisco in said State, have sold,  
 4 granted, conveyed, assigned, transferred and set over, and by  
 5 these presents do sell, grant, convey, assign, transfer, and  
 6 set over unto the said A.J.Bryant the one undivided one-half  
 7 interest in a certain Indenture of Lease having date the  
 8 12th day of April, A.D.1876, made by R.S.Baker, E.F.Beale,  
 9 Sanford Lyon, and Christopher Learning to me, the said Ruben  
 10 Denton, of that certain tract or parcel of land in the said  
 11 Indenture described as follows:

12 All that certain tract of land, situate in Los Angeles  
 13 County, State of California, and bounded and described as fol-  
 14 lows, to-wit: Commencing at a point five hundred feet  
 15 (500ft.) due East from what is known as the "Pico Oil Springs";  
 16 said point being a stake marked No.1; from thence North five  
 17 hundred feet (500ft.) to a stake marked No.2; thence West  
 18 one thousand feet (1000ft.) to a stake marked No.3; thence  
 19 South one thousand feet (1000ft.) to a stake marked No.4;  
 20 thence East one thousand feet (1000ft.) to stake marked No.  
 21 5; thence North five hundred feet (500ft.) to a stake marked  
 22 No.1; the place of beginning---the same being one thousand  
 23 feet of what is known as the "Pico Oil Springs" claim. **4766**

24 To have and to hold one-half of all the rents, issues and  
 25 profits of the said oil claim above described for the full  
 26 term of three years as therein expressed, and for the uses  
 27 and purposes therein mentioned.

28 IN WITNESS WHEREOF, I have hereunto set my hand and seal

3

1 this 18th day of April, A.D.1876.

2 Witness )  
3 B.C.Whiting)

RUBEN DENTON - - - (Seal)

4 A full, true and correct copy of the originals recorded  
5 at request of R.C.Page, April 19th, 1876, at 20 min. past 2  
6 P.M.

7 Chas.E.Miles,  
8 County Recorder.

9 State of California, )  
10 County of Los Angeles.)  
11 )ss.

12 I hereby certify the foregoing to be a full, true and  
13 correct copy of the original Lease and Assignment, Book No.3  
14 of Leases, page 379, Records of Los Angeles County, and that  
15 I have carefully compared the same with the original.

16 IN WITNESS WHEREOF, I have hereunto set my hand and af-  
17 fixed my official seal this 26th day of August, 1886.

18 Frank A.Gibson,  
19 County Recorder.

20 By Arthur Bray,

Deputy.

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