

the grantor, its successors and assigns, forever, all minerals of every nature whatsoever, including but not limited to uranium, coal, iron, natural gas and oil in, upon or under said land, together with the right to the use of such part of the surface as may be necessary or convenient for the purpose of exploring for (by geological, geophysical or other methods), and drilling for, producing, mining, extracting, taking, storing and transporting the same; together with the right to the use of such sub-surface strata as may be necessary or convenient for the purpose of underground storage or injection of oil, gas, or other hydrocarbons, water, or other substances therein, whether produced from the land or elsewhere, and also together with the right to the use, in common with the grantee, his heirs or assigns, of such water as may be found in, upon or produced from said premises as may be necessary or convenient for its operations, excepting water from the wells and reservoirs of the grantee, his heirs or assigns, and irrigation facilities of the United States of America, or its assigns. The grantor, its successors and assigns, shall only be obligated to reasonably compensate the grantee, or his heirs or assigns, for actual physical damage to growing crops, trees, buildings, fences or other structures upon said land, sustained as a result of the use thereof by the grantor, its successors or assigns.