

Mineral Rights language: Excepting and reserving unto Seller, Seller's successors and assigns, all coal, oil, gas and any other minerals and sub-surface rights in, on, and under the above described Land (the "**Mineral Rights**"), regardless of the depth thereof, or whether destruction to the surface shall occur. The Mineral Rights shall be excluded from the definition of "Property" as set forth herein. Seller shall retain, at no cost, all access and mining rights including, without limitation, ingress and egress, all tenements, hereditaments, easements, appurtenances and privileges belonging thereto. Seller agrees to quitclaim the Mineral Rights to Buyer once Seller or Seller's successors and assigns have completed mining activities related to the Mineral Rights, but shall have no obligation to do so within any specific period of time.