

## EXHIBIT "A"

Attached to and made a part of that certain "Oil and Gas Lease" dated the 19th day of February, 2011 by Daniel H. Varra, Trustee and wife Carolyn S. Varra, as Lessor (whether one or more) and Energy & Exploration Partners, LLC a Delaware Limited Liability Corporation, as Lessee.

### LEGAL DESCRIPTION:

122.849 Acres of land, more or less, situated in Weld County, state of Colorado, and being described as follows to wit:

#### Section 5, Township 6 North, Range 67 West, 6<sup>th</sup> P.M.

Tract 1: 2.631 acres, more or less, Part of the South West Quarter of Section 5, being more particularly described by metes and bounds in that certain Subdivision Exemption No. SE-1089, dated September 18, 2006, as Reception No. 3426214.

Tract 2: 4.405 acres, more or less, Part of the South West Quarter of Section 5, being more particularly described by metes and bounds as Lot A in that certain Corrected Recorded Exemption No. 0807-05-3-RE 1584, dated November 2, 1994, as Reception No. 2395839.

Tract 3: 104.148 acres, more or less, Part of the South West Quarter of Section 5, being more particularly described by metes and bounds as Lot B in that certain Recorded Exemption No. 0807-3-03 RE4305, dated September 18, 2006, as Reception No. 3426215.

Tract 4: 11.665 acres, more or less, Part of the South West Quarter of Section 5, being more particularly described by metes and bounds as Lot A in that certain Recorded Exemption No. 0807-3-03 RE4305, dated September 18, 2006, as Reception No. 3426215.

CONTAINING IN AGGREGATE OF 122.849 acres, more or less.

### ADDITIONAL PROVISIONS:

23. For and in consideration of the original consideration cited in the lease, the receipt and sufficiency of which are hereby acknowledged, LESSOR, hereby grants LESSEE the option to extend the primary term of this lease for an additional five (5) years from the expiration date of the original primary term hereof as to all or any portion of the acreage then held hereunder which would otherwise expire unless so extended. This option may be exercised by Lessee, its successors and assigns, at any time during the primary term hereof by written notice to Lessor and by paying to Lessor (delivered or mailed to the address designated in the lease) the sum of xxxxxxxxxxxxxxxxxxxxxxxxxxxx per net mineral acre for each acre so extended, which payment shall cover the Five (5) years of the extended term, and Lessor acknowledges that there will be no rental payments due for or during the extended term. Should this option be exercised as herein provided, it is agreed that Lessee may execute and file or record an appropriate recordable instrument evidencing the exercise of this option. If Lessee extends this lease, the extended term shall thereafter become the primary terms used herein.

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## SURFACE USE AGREEMENT

STATE OF COLORADO

COUNTY OF WELD

WHEREAS, Daniel H. Varra, Trustee and wife Carolyn S. Varra, ("GRANTORS") and Energy & Exploration Partners, LLC, a Delaware Limited Liability Corporation ("GRANTEE") are desirous of entering into a written agreement regarding the use of the surface of the lands herein described for the development of Oil & Gas. Said lands, being more particularly described as follows;

LEGAL DESCRIPTION OF LANDS:

122.849 Acres of land, more or less situated in Weld County, state of Colorado, and being described as follows to wit:

Section 5, Township 6 North, Range 67 West, 6th P.M.

Tract 1: 2.631 acres, more or less, Part of the South West Quarter of Section 5, being more particularly described by metes and bounds in that certain Subdivision Exemption No. SE-1089, dated September 18, 2006, as Reception No. 3426214.

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NOW THEREFORE, for [xxxxxxxxxxxxxxxx] and other good and valuable consideration the receipt and sufficiency of which is hereby acknowledged GRANTOR does lease, let, demise and convey to GRANTEE the right to enter on the lands and conduct operations for the exploration and production of Oil & Gas according to the terms and conditions as set forth below;

1. As Damages for drill site locations situated on uncultivated lands GRANTEE shall pay to GRANTOR the amount [xxxxxxxx] [xxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxx] per drill site location.
2. As Damages for drill site locations situated on cultivated lands GRANTEE shall pay to GRANTOR the amount [xxxxxxxx] [xxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxx] per drill site location.
3. As damages for roads, GRANTEE shall pay to GRANTOR the amount [xxxxxxxx] per rod.
4. As damages for pipeline rights-of-way, GRANTEE shall pay to GRANTOR the amount [xxxxxxxx] per rod.
5. All drill site locations, tank batteries, roads and pipeline rights-of-way shall be placed in locations mutually agreed upon by GRANTOR and GRANTEE, said approval shall not be unreasonably withheld by GRANTOR.
6. No Surface location shall be built within 500 feet of any existing house or permanent dwelling.

This agreement also covers and includes any and all lands owned or claimed by the Lessor adjacent or contiguous to the land described hereinabove, whether the same be in said survey or surveys or in adjacent surveys, although not included within the boundaries of the land described above.

The provisions hereof shall extend to and be binding upon the heirs, successors and legal representatives and assigns of the parties hereto.

This instrument may be executed in any number of counterparts, each of which shall be deemed an original and shall be binding upon the party or parties so executing, their heirs, successors and assigns, and all of which when taken together constitutes but one and the same document.

EXECUTED this 22 day of Feb., 2011.

GRANTOR(S):  
Dan H. Varra, Trustee  
Carolyn S. Varra

Daniel H. Varra  
Daniel H. Varra

Carolyn S. Varra  
Carolyn S. Varra

ACKNOWLEDGMENT

STATE OF COLORADO }

} SS.

COUNTY OF WELD )

On this 20 day of FEBRUARY, 2011, before me personally appeared Daniel H. Varra and wife Carolyn S. Varra to me known to be the persons described in, and who executed the foregoing instrument, and who acknowledged to me that they executed the same as their free act and deed, including the release and waiver of the right of homestead.

Given under my hand and seal this 20 day of FEBRUARY, 2011.



Jeri R. Roth  
Notary Public for the State of 521613018