

EASEMENT, RIGHT-OF-WAY, AND SURFACE USE AGREEMENT

This Easement, Right-of-Way and Surface Use Agreement ("**Agreement**") is entered into and effective this October 20, 2017, by and between Lowell E. Graham, ("**Owner**"), whose address is 1058 Eagle Ridge Drive, El Paso, TX 79912, and DPOC, LLC ("**Operator**"), with offices at 1821 Blake St., Suite 2B, Denver, CO 80202 sometimes referred to each as a "**Party**," or collectively as the "**Parties**."

WITNESSETH:

For and in consideration of the covenants and agreements contained herein, and for other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the Parties agree as follows:

1. **OWNERSHIP.** Owner owns an interest in the surface of certain lands more particularly described as follows:

Township 7 North, Range 61 West of the 6th P.M.

Section 3: S/2

Weld County, Colorado

(the "**Lands**").

Operator, or its affiliates, owns a working interest, leasehold interest, or other interest under certain oil and gas leases covering all or portions of the Lands, or lands pooled or included in a spacing unit therewith (the "**Lease**," or "**Leases**").

2. **OIL AND GAS OPERATIONS ON THE LANDS.**

Operator desires to drill, complete, operate, produce and maintain oil or gas wells on the Lands or the Leases or other lands adjacent thereto, the subsurface locations of which may be under lands other than the Lands, but the production, spacing or pooled units for which will include all or portions of the Lands (the "**Wells**"). In order for Operator, its agents, consultants, successors or assigns to explore, permit, survey, obtain consents and waivers, develop, drill, construct, complete, recompleat, produce, maintain, rework, equip, deepen, stimulate, re-stimulate, assess, evaluate, inspect, test, update, upgrade, operate, secure, and transport production from the Wells and all facilities associated therewith including, but not limited to, access roads (including existing roads on the Lands) ("**Access Roads**"), pipelines, infrastructure, equipment, surface appurtenances and production facilities including but not limited to emission control devices, vapor recovery towers, vapor recovery units, flowlines, gathering lines, transmission lines, temporary above ground water lines, temporary above ground completion fluid pipelines, gas lift lines, meters and housing, separators, tank batteries, MLVTs, LACT units, electrical lines, utility lines and any other facilities or property necessary for Operator to conduct operations on the Wells (each a "**Facility**," collectively, the "**Facilities**"). Owner recognizes it is necessary that Operator, its agents, consultants, successors or assigns enter and utilize a portion of the Lands in order to operate and maintain the Wells and Facilities. Owner and Operator desire to mitigate any surface damage to the Lands and to set forth their agreements with respect to future operations on the Lands, to accommodate operations and development of the surface, and to provide for cooperation between the Parties and the mutual enjoyment of the Parties' respective rights in and to the Lands. This Agreement sets forth the Parties' rights and obligations regarding the development and use of the Lands by Owner and operations conducted by Operator.

3. **SURFACE EASEMENT AND RIGHT-OF-WAY; SUBSURFACE EASEMENT.**

A. In those circumstances where the Operator owns, or is lessee of, the minerals underlying the Lands, Owner acknowledges this Agreement is a supplement to, but not in derogation of, Operator's rights as an owner of the minerals, or a lessee under any existing Lease or Leases.

B. Owner hereby grants, assigns, and conveys to Operator, its successors and assigns, such easements and rights-of-way on, over, across, and through the Lands as may be reasonably necessary for the purpose of drilling, completing, operating, securing, producing, evaluating, deepening, reworking, equipping, maintaining, plugging and abandoning of Wells, constructing, using and maintaining Access Roads and locating, constructing, entrenching, operating, maintaining, repairing, altering, replacing and removing the Facilities and all necessary appurtenant facilities, for the purposes specified in this Agreement including ingress and egress from the Facilities across the Lands. The rights granted herein shall be exclusive to Operator, its designated agents, employees, contractors and subcontractors, except for normal agricultural, farming or ranching uses of Owner, which uses shall not unreasonably interfere with Operator's operations on the Lands.

4. LOCATION/OIL AND GAS OPERATIONS AREA.

The locations of Wells, the Access Roads to the Well sites and Facilities to be constructed on the Lands (collectively, the "Oil and Gas Operations Area" or "OGO") shall be negotiated in good faith and mutually agreed by and between Owner and Operator, and shall be defined and depicted in writing prior to commencement of any operations on the Lands. Material changes to the OGO may be made by Operator with the prior written consent of Owner, which shall not be unreasonably withheld; provided that such changes will not unduly interfere with Owner's existing use of the Lands. It is also understood and agreed that additional Access Roads and Facilities located outside of the OGO may be necessary for Operator's activities and in these circumstances Owner and Operator agree to designate a mutually agreeable location for said Access Roads and Facilities. Operator agrees not to use any more of the surface of the Lands than is reasonably necessary to conduct its operations. This Agreement does not constitute a waiver of the right of Operator to exercise all rights consistent with its mineral ownership or lease rights.

5. CONDUCT OF OPERATIONS.

Operator shall confine its operations to the OGO, except in the event of an emergency, or for reasonable incidental and temporary activities, provided that Operator shall be responsible for any physical damage that may be caused by such emergency or temporary activities.

Operator shall operate as a reasonably prudent operator, in accordance with customary standards of experienced oil and gas operators in Weld County, Colorado, subject to the terms of the Leases, and in compliance with this Agreement, the rules and regulations of the Colorado Oil & Gas Conservation Commission ("COGCC"), and all applicable federal, state and local statutes, ordinances, rules and regulations. This Agreement does not create in Owner a private right to enforce the rules and regulations of the COGCC.

Operator shall be responsible for any damages, deaths or injuries to persons or property arising from any operations of Operator, its agents, employees, contractors, subcontractors or others acting under the auspices of Operator on the Lands but outside of the OGO. Operator shall take reasonable actions to prevent soil erosion caused by wind, snow or rain around drilling pads, tank batteries and other locations where equipment may be located.

6. COMPENSATION AMOUNT.

The Parties acknowledge that Operator will provide Owner with certain good and valuable consideration, as described in that confidential Letter Agreement of even date herewith, prior to the commencement of drilling operations for each Well drilled which consideration is agreed to be and constitutes full, complete and final consideration for settlement and complete satisfaction for any and all detriment, depreciation, injury, or damage of any nature to the Lands or crops growing thereon that may occur as a result from Operator's operations conducted as a reasonably prudent operator, in compliance with this Agreement. Subsequent operations related to the Wells including but not limited to refracs, recompletions, deepening, or redrilling, except in case of emergency, shall require prior notice to Owner. Operator shall pay Owner actual damages caused by said subsequent operations.

7. ADDITIONAL SURFACE USE PROVISIONS, ACCESS ROADS, AND FACILITIES.

With respect to its operations on the Lands, Operator and Owner will comply with the following provisions:

A. Access Roads:

(i) Operator shall have continuous access to the OGO, and Owner shall not impede or obstruct any such access.

(ii) Operator will maintain all Access Roads in good repair and condition, and in accordance with COGCC regulations, state laws, and other applicable regulatory or statutory frameworks.

B. Surface Restoration:

Upon permanent cessation of Operator's operations on the Lands or any part or parcel thereof, any area no longer occupied or utilized by Operator will be restored by Operator to their condition immediately prior to operations as nearly as is reasonably practicable, and according to COGCC regulation.

C. Other:

(i) Operator will install culverts on the Lands that may be necessary to maintain drainage and irrigation in a manner equivalent to conditions upon the Lands immediately prior to operations as nearly as is reasonably practicable.

(ii) If by reason of the negligence of the Operator in the conduct of its operations pursuant to this Agreement or the Leases, there is damage to personal property of the Owner, including, but not limited to, irrigation wells, fences, culverts, bridges, pipelines, ditches, or irrigation systems, and for which Owner has not been previously compensated under this Agreement, Operator will repair or replace such items after consultation with and to the reasonable satisfaction of the Owner. Owner will notify Operator of any items damaged after the Wells have been drilled and completed and Operator will repair or replace such items within 30 days of notice, unless otherwise agreed to by the Owner and Operator.

(iii) Operator agrees that all trash, refuse pipe, equipment, liquids, chemicals, or other materials brought on the Lands that are not necessary for continued operations of the Wells will be removed and disposed away from the Lands no later than 30 days after the completion of the Wells. No such items will be stored, burned or buried on the Lands.

(iv) Operator also agrees that all trash, refuse pipe, equipment, liquids, chemicals, or other materials brought on the Lands that are not necessary for prudent operation of the Wells will be removed and disposed away from the Lands no later than 90 days after such items are no longer necessary for the prudent operation of the Wells. No such items will be stored, burned or buried on the Lands. Provided, however, some underground appurtenances, including but not limited to the wellbore, well casing, production tubing and cement shall be allowed to remain in place prior to and after the termination of this Agreement.

(v) During drilling operations the well sites and any pits shall be enclosed by fencing sufficient to turn cattle if requested by Owner. Additionally, the well sites shall be kept free and clear of all noxious weeds, unsightly growth and trash either during drilling operations or after completion and production.

(vi) Operator agrees to fence off the perimeter of the well sites and Facilities with fencing sufficient to turn cattle if reasonably requested by Owner. Operator will also install cattle guards or gates where reasonably necessary.

8. DEFAULT AND RIGHT TO CURE.

In the event of alleged default by Operator in the payment of any Compensation Amount, in obligations to be performed, or any other terms, conditions or covenants of this Agreement, Owner will notify Operator, by certified mail, return receipt requested, of the alleged default. Operator will have 60 days from receipt of the written notification in which to dispute or otherwise respond to the notification before Owner may pursue other remedies of the alleged default. If Operator cures the alleged default within 60 days of Owner's notice, or if the alleged default is of a nature that cannot be cured within 60 days, then if Operator commences curing the alleged default within that 60 day period and diligently pursues such cure, then no default shall be deemed to have occurred.

Except as otherwise agreed in writing, no waiver by Owner of any breach by the Operator of any of its obligations, agreements, or covenants hereunder will be deemed to be a waiver of any subsequent or continuing breach of the same, nor will any forbearance by Owner to seek a remedy for any breach by the Operator be deemed to be a waiver by Owner of its rights or remedies with respect to such breach.

Any damages awarded to either party under this Agreement shall be limited to only the actual damages incurred by such party, and neither party shall be liable for consequential, incidental, punitive, exemplary or indirect damages in tort or in contract, or under any legal theory, and all such damages are hereby excluded and waived by the Parties and the exercise of the rights of any party hereunder.

9. INDEMNITY/RELEASE.

Owner hereby releases and agrees to hold harmless Operator, its agents, successors and assigns from any and all liability and further payment to Owner, other than what has been provided in this Agreement, for damages within the OGOA on the Lands which arise from, out of or in connection with the Operator's operations on the Lands, but only as to those operations described in and permitted by this Agreement conducted by Operator as a reasonably prudent operator, and for which the Compensation Amount has been paid and received by Owner pursuant to this Agreement.

Operator hereby releases and agrees to hold harmless Owner from any and all liability arising from, out of or in connection with Owner's non-negligent operations within the OGOA on the Lands.

Operator agrees to release, discharge, indemnify and hold Owner harmless from and against any and all third party claims, losses, liability, damages and causes of action, including but not limited to personal injury or property damage, arising in connection with Operator's operations on the Lands; unless caused by the gross negligence or intentional misconduct of Owner.

10. WAIVER OF COGCC NOTICES AND OTHER REGULATORY MATTERS.

A. Owner shall not object or protest any Application for Permit to Drill (Form 2) and Oil and Gas Location Assessment (Form 2A) filed by Operator with the COGCC, provided that said forms conform with this Agreement.

B. Owner hereby waives any right granted by COGCC rule to comment on the Form 2A, to request an extension of the comment period, to request an onsite inspection pursuant to COGCC policy, and to appeal the approval and issuance of the Form 2A, and any related Form 2, provided that said forms conform with this Agreement.

C. Owner shall not oppose Operator, its agents, consultants, attorneys, successors and assigns in any COGCC or other administrative or governmental proceedings related to Operator's operations, including but not limited to permitting, formation of drilling units, well spacing, well density, pooling, drilling, completion, stimulation, re-stimulation, workovers, deepening and recompleting, provided that Operator's position and contemplated undertakings in such proceedings conform with this Agreement or are otherwise in the interest of Owner. Owner will cooperate with Operator, its agents, consultants, attorneys, successors and assigns, and adopt or approve written support which they may reasonably deem necessary to obtain permits from the COGCC or other applicable governmental body, provided that any such permits conform with this Agreement or are otherwise in the interest of Owner.

D. Owner understands and acknowledges that the COGCC has rules and regulations that apply to the distance between a wellhead and public roads, production facilities, building units, occupied buildings, and surface property lines, among other things. Owner hereby waives its right to object to the location of any Well, Access Roads and Facilities on the basis of setback requirements in the rules and regulations of the COGCC, if all such locations are accurately depicted and located within the OGOA. If this waiver applies, it includes but is not limited to the 150-foot setback from surface property lines and other requirements of rules 603.a.(2), and 604.a, except that the Parties intend to rely upon one or more exceptions of rule 604.b of the rules and regulations of the COGCC relating to property lines and urban mitigation areas or designated outside activity areas, as those terms may change or be defined and amended from time to time. For the operations contemplated by this Agreement, Owner hereby waives the Exception Zone, Buffer Zone, Urban Mitigation Area, and High Occupancy Building setback distances, as required by COGCC rules and regulations.

E. Owner grants consent to locate the Wells greater than 50 feet from an existing well pursuant to COGCC Rule 318A.c, if such location is accurately depicted and located within the OGOA. Owner grants consent to locate Wells outside of the GWA windows as defined in COGCC Rule 318A.a, if such location is accurately depicted and located within the OGOA.

F. Owner understands that Operator may provide a copy of this Agreement to the COGCC in order to obtain a waiver, exception location, or variance from the COGCC rules or from a local jurisdiction.

11. RECLAMATION.

Operator agrees to conduct its operations and perform all reclamation in accordance with the rules and regulations of the COGCC, unless a variance is granted by the COGCC upon the request of Owner.

12. NOTICES.

Subject to the terms, conditions, and covenants of this Agreement written Notice by either Party will be promptly served to the other Party by United States mail, postage prepaid and addressed to either Party, or to such other place as either Party may from time to time designate by notice to the other, at the following addresses:

Owner
Lowell E. Graham
1058 Eagle Ridge Drive
El Paso, TX 79912

Operator
DPOC, LLC
1550 17th Street, Suite 500
Denver, CO 80202
Attn: Surface Land Department

Owner agrees to notify any surface tenant or other third party that may be affected by Operator's operations on the Lands and Owner may allocate the payments made hereunder with such surface tenant as mutually agreed upon between themselves. Neither this Agreement nor any operations arising hereunder shall create any rights, obligations or liability between Operator and such third parties.

13. ADVICE TO TENANTS.

Owner agrees to contact any and all tenants of the Lands or any other third parties utilizing the surface of the Lands that may be affected by Operator's activities on the OGOA. It will be Owner's sole responsibility to advise such third parties of the existence of this Agreement.

14. BINDING EFFECT.

The terms, conditions, covenants, and provisions of this Agreement will inure to the benefit of and will be binding upon the Parties hereto, their respective heirs, agents, representatives, successors or assigns.

15. RECORDING.

The Parties agree Operator may record this Agreement in the real estate records of the county in which the Lands are located.

16. ENTIRE AGREEMENT.

Except for that certain Letter Agreement of even date herewith between Owner and Operator, this Agreement contains the entire agreement between the Parties and may not be modified orally or in any other manner other than by written agreement signed by all Parties or their successors or assigns.

17. LETTER AGREEMENT.

The Owners and DPOC shall execute a confidential Letter Agreement, dated of even date herewith, containing the terms and conditions of the Compensation Amount arising under this Agreement.

18. REASONABLE ACCOMMODATION.

Owner acknowledges uses and operations upon the Lands by Operator in compliance with the terms of this Agreement are in full satisfaction of the requirement that Operator conduct its oil and gas operations in a manner that accommodates Owner. Owner further acknowledges Operator's uses and operations upon the Lands as provided herein constitute "Reasonable Accommodation" by Operator, its agents, consultants, successors and assigns as provided for under Colorado Revised Statute 34-60-127.

19. TERMINATION.

This Agreement will terminate concurrently with the Leases as they relate to Operator's or its affiliates' rights to explore, drill, and produce oil, natural gas, and associated hydrocarbons from the Lands or lands pooled or unitized therewith or as otherwise provided herein. No act or failure to act on the part of the Operator shall be deemed to constitute an abandonment or surrender of this Agreement or of any part of it, except upon recordation by Operator of an instrument specifically terminating this Agreement. To the extent a moratorium or a restrictive governmental law, rule or regulation prevents a Party from performing the operations herein described, this Agreement shall be extended for such period of time that the moratorium or restrictive governmental law or regulation is in place. Any provision herein to the contrary notwithstanding, any termination or release of this Agreement shall not waive or release Operator, its successors and assigns, from their duty to plug and abandon the Wells and to reclaim the Lands as required under this Agreement or any applicable federal, state and local statutes, ordinances, rules and regulations; and Operator may access the Lands as necessary to comply with this Agreement or any law, rule, or regulation governing Operator's operations.

20. COUNTERPARTS.

This Agreement may be executed by facsimile or electronic mail, in counterparts, each of which will be considered an original and enforceable against either Party.

21. GOVERNING LAW AND VENUE.

This Agreement will be governed by, construed and enforced in accordance with the laws of Colorado. Venue shall be deemed to be in the county where the Lands are located.

22. AUTHORITY OF SIGNATORIES.

The signatories below declare, warrant and represent that they have the authority to enter into this Agreement on behalf of their respective principals, if any.

23. SUCCESSORS.

This Agreement constitutes an easement, right-of-way, and covenant running with the Lands and will be binding upon and inure to the benefit of, and be enforceable by, the Parties and their respective agents, consultants, affiliates, administrators, trustees, heirs, executors, successors or assigns.

24. ATTORNEYS' FEES.

If any action or proceeding is instituted by either party for enforcement or interpretation of any term or provision of this Agreement, the prevailing party pursuant to a final judgment of a court of competent jurisdiction shall recover from the other party, and the other party shall pay, the prevailing party's reasonable attorneys' fees and costs as determined by the court.

IN WITNESS WHEREOF, the Parties hereto have executed this Agreement effective as of the day and year first written above.

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ACKNOWLEDGMENTS

Operator:
DPOC, LLC

Owner:
Lowell E. Graham

By: [Signature]
Name: Jamison McIlvain
Title: EVP of Business Development

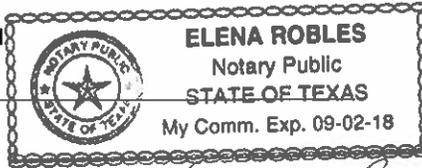
By: [Signature]
Name: Lowell E. Graham
Title: Landowner

STATE OF Texas)
COUNTY OF El Paso)ss.

The foregoing instrument was acknowledged before me on this 27 day of October, 2017, by Lowell E. Graham.

Witness my hand and official seal

My commission expires: _____



[Signature]
Notary Public

(SEAL)

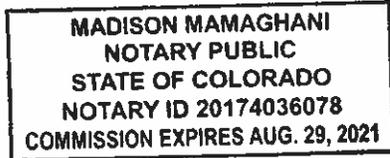
STATE OF COLORADO)
COUNTY OF Denver)ss.

The foregoing instrument was acknowledged before me on this 18th day of December, 2017, by Jamison McIlvain, acting as EVP of Business Development on behalf of DPOC, LLC.

Witness my hand and official seal.

My commission expires: 08/29/21

[Signature]
Notary Public



(SEAL)