

SURFACE WELL SITE LOCATION, SUBSURFACE, ROADWAY, AND PIPELINE EASEMENT AGREEMENT

STATE OF Colorado § KNOW ALL MEN BY THESE PRESENTS:
COUNTY Archuleta §

That **Betty Joanne Lamke**, whose address is 8257 State Hwy 172, Ignacio, Colorado 81137, for itself and its heirs, trustees, beneficiaries, successors and assigns (collectively “Grantor”), for and in consideration of the sum of One Hundred and no/100 Dollars (\$100.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged and confessed, has granted, conveyed, sold, and warranted, and does hereby grant, convey, sell, and warrant unto **Catamount Energy Partners, LLC**, the address of which is 1801 Broadway, Suite 1000 Denver, Colorado 80202 and its affiliates, successors, and assigns (collectively “Grantee”) the following easements (the “Easements”) in, upon, across, through, over, and under the lands as described herein located in Archuleta County, Colorado (the “Lands”), the Lands more fully described in book 227 page 77 of Archuleta County, Colorado, and said Easements are more fully described as follows:

- **Surface Location:** An exclusive right-of-way and easement to utilize a maximum of **Two and one half (2.5) acres** in the SE1/4 SE1/4 of Section 29, Township 33 North, Range 5 West, N.M.P.M., the location of which is generally depicted on Exhibit “A”, attached hereto and being made a part hereof, to survey, construct, use, operate, maintain, and/or repair a location for an oil and gas well site, which may include all equipment reasonably necessary for constructing, drilling, completing, equipping, operating, repairing, and plugging any wells thereon. After drilling and completions operations are completed, the permanent operations area will be reclaimed back to approximately **One and one half (1.5) acres**. Grantee in its, discretion, may use synthetic liners for any pits. Grantee agrees to install/use mufflers and noise abatement as reasonably necessary. Upon plugging and abandoning Grantee agrees to remove any surfacing, such as gravel surface placed thereon, to re-seed with native grasses in re-seeding season, and to restore the site to original condition as reasonably possible.
- **Subsurface Pass Through Easement:** A right-of-way and easement as to all depths below the surface in the SE1/4 SE1/4 of Section 29, Township 33 North, Range 5 West, N.M.P.M. and right to use the same for the purposes of drilling wells and installing well bores for oil, gas, and/or other substances; for installing casing, tubing, and other equipment therein; for reworking, recompleting, repairing, side-tracking, plugging, and abandoning such well bores; for gathering information, exploring for, and/or producing oil, gas, and/or other substances
- **Access Roadway:** A right-of-way and easement, as generally depicted on Exhibit “A”, **Forty feet (40’)** wide across the Lands including the right to survey, construct, use, operate, maintain, add, and/or repair one or more road segments or extensions to allow Grantee access (ingress and egress) to the Lands, well site, pipelines, tank battery or other lands as reasonably necessary for Grantee’s operations on or off the Lands. The right-of-way and easement associated with the roadway shall be expanded from time to time during any period(s) of construction, well maintenance, reworking, repair or operations that utilize heavy equipment to a width of **Fifty feet (50’)** for so long as such use is reasonably necessary for the operations being conducted, and shall revert to the permanent width set forth above upon completion thereof. The permanent width shall be twenty feet (20’) on each side of the center of the existing road or new road, as the case may be. Grantee, its employees, agents, contractors, licensees, and invitees shall have the full and free right and privilege to use said road(s) in any lawful manner, including the transportation of persons, material, supplies, and commodities, but limited to use in furtherance of its oil and gas operations on the Lands and/or other lands adjacent thereto or in the vicinity thereof. Any road(s) constructed or maintained under the terms hereof shall remain the sole and private property of Grantor, subject to the rights, privileges, and benefits granted to Grantee herein, and such roads shall not be considered a public road(s).
- **Pipelines:** A right-of-way and easement under and across the SE1/4 SE1/4 of Section 29 and the NE1/4 NE1/4 of Section 32, Township 33 North, Range 5 West, N.M.P.M, **Forty feet**

(40') wide across the Lands to survey, lay, construct, install, operate, inspect, protect, alter, maintain, improve, repair, change the size of, relocate, add, replace, remove, and/or abandon in place one or more pipelines and all valves, fittings, devices for controlling electrolysis and/or cleaning pipeline interiors, and/or other necessary appurtenances above and below ground, including suitable markers to mark the location of the pipeline(s), for the purposes of transportation of oil, gas, petroleum products, and/or any other liquids, gases, or substances which can be transported through pipelines. The right-of-way and easement associated with the pipelines shall be expanded from time to time during any period(s) of construction, maintenance, or repair to a width of **Fifty feet (50')** for so long as such use is reasonably necessary for the operations being conducted, and shall revert to the permanent width set forth above upon completion thereof. Grantee shall install said pipelines at least **Thirty-Six inches (36")** below the surface of the ground at the time of installation, but this limitation shall not apply to any portion of the pipelines or other equipment installed above the surface. Grantee shall clean and remove from said pipeline right-of-way all surplus and discarded materials, temporary structures and debris of every kind and shall keep such pipeline right-of-way in neat and orderly condition throughout the term of this agreement.

Without prior, written consent of the Grantee, Grantor shall not construct or permit construction within the boundaries of the above-described Easements. Grantor shall not, nor permit third parties to, change the grade of the land or remove the cover over the Pipeline(s) or excavate on the Easement for same without prior written consent of the Grantee, which consent shall not be unreasonably withheld, provided same does not present an operational or safety issue for Grantee.

Except as otherwise set forth herein, the consideration paid hereunder includes payment for all damages to the Lands, and Grantor hereby acknowledges that said amounts constitute full and complete settlement for and as a release of all claims for loss, damage, inconvenience or injury to property arising out of the normal operations contemplated hereunder. Grantee shall have the right from time to time to cut or clear trees, brush, and other obstructions on the Lands that might interfere with the operation, access to, or maintenance of the Easements granted herein or any facilities or equipment thereon relating to the rights granted herein.

Except with respect to the surface location for the well site, the rights-of-way and easements granted by this conveyance are non-exclusive, and Grantor reserves and retains the right to convey similar rights and easements to such other persons as Grantor may deem proper; provided, however, that all such conveyances shall be subject to Grantee's rights, and Grantee shall not be unreasonably disturbed in the use and enjoyment of the right granted hereunder.

Grantor does hereby grant unto Grantee, its affiliates, successors and assigns, the right to freely assign or otherwise convey all or part of Grantee's interest in said Easements.

GRANTEE HEREBY INDEMNIFIES AND HOLDS GRANTOR HARMLESS AGAINST ANY AND ALL CLAIMS, DAMAGES, DEMANDS, LIABILITIES, AND COSTS (INCLUDING REASONABLE ATTORNEYS' FEES) TO THE EXTENT ARISING FROM OR RELATED TO THE NEGLIGENCE OR MISCONDUCT OF GRANTEE OR ITS EMPLOYEES, AGENTS, CONTACTORS, OR INVITEES IN THE COURSE OF THEIR EXERCISE OF RIGHTS GRANTED BY THIS INSTRUMENT, BUT NOT TO THE EXTENT CAUSED BY GRANTOR, OR ITS EMPLOYEES, AGENTS, TRUSTEES, BENEFICIARIES, CONTACTORS, OR INVITEES.

Grantor represents and warrants title to the herein granted Easements unto Grantee, its successors and assigns, and does hereby agree to forever defend all the singular such interests unto Grantee, its affiliates, successors and assigns, against any person whomsoever claiming or to claim the same, by, through, or under Grantor, but not otherwise. These Easements and all of the terms, provisions and obligations hereof shall be covenants running with the Lands and shall inure to the benefit of and be binding upon Grantor and Grantee and their respective successors, heirs, beneficiaries and assigns, as applicable.

Notwithstanding any of the other provisions herein as to termination, these Easements may be terminated individually and/or collectively by Grantee at any time by giving ninety (90) days' notice in writing to Grantor of such termination.

In the event Grantee shall be in default or breach of any of the terms of these Easements, Grantor shall give written notice to Grantee of such default or breach. Grantee shall then have ninety (90) days within which to commence to remedy any alleged default.

Any notice provided or permitted to be given in this instrument must be in writing and shall be given by depositing the notice in the United States mail, postage prepaid, certified with return receipt requested, and addressed to the party to be notified. Notice deposited in the mail in the foregoing manner shall be deemed received five (5) days after it is so deposited, excluding Saturdays, Sundays, and postal holidays. Notice given in any other manner shall be effective only if and when actually received by the party to be notified. For purposes of notice, the addresses of the parties shall be as follows until changed as herein provided:

Grantor: Betty Joanne Lamke
8257 State Hwy 172
Ignacio, Colorado 81137

Grantee: Catamount Energy Partners, LLC
ATTN: Craig A. Reid, President
1801 Broadway
Suite 1000
Denver, CO 80202

The Easements, as to each, will terminate six (6) months after Grantee no longer uses it/them for the purposes set forth above and Grantee will record a Notice of Termination at such time or times.

This Agreement may be executed by facsimile, in counterparts, each of which will be considered an original and enforceable against either Part. The failure of one or more parties to execute this instrument or a counterpart hereof shall not in any manner affect the validity and binding effect of the same as the parties who execute said instrument. For recordation purposes, Grantee is authorized to detach the signature and acknowledgement pages from one or more counterparts and to attach them for filing with any other executed counterparts.

Grantor will reasonably grant LPEA an electric easement for and to the above Easements if requested by Grantee or required by any regulation and if appropriate electric capacity is reasonably available.

After cessation of all the use of Easements, all disturbed areas will be reclaimed by the Grantee in accordance with Colorado Oil and Gas Conservation Commission, COGCC Rules 1003 and 1004.

In accordance with Sections 305.c(5) and 305.f of the Rules of the COGCC, Owner/Grantor waives the right to receive the Oil and Gas Location Assessment Notice and the Statutory Notice to Surface Owners/Grantor, and Owner/Grantor also waives the right to the Drilling Consultation set forth in COGCC Rule 306.a. Owner/Grantor acknowledges the receipt from Operator/Grantee of the information brochure for surface owners described in COGCC Rule 305.f(3)(D). Owner also waives the right to receive notices under the Archuleta County code in connection with the matters addressed in this Agreement.

Grantor hereby waives any regulatory setback distances from property lines and/or building units established by the COGCC and/or Archuleta County, as may be applicable.

Either party shall have the right to record this Agreement in the records of Archuleta County, Colorado, and shall have the further right, but not obligation, to record from time to time any “as-built” plats that may be drawn approximately depicting and identifying the location of the access roads, pipelines and the drillsite on the lands. Upon recording, each such plat shall be deemed to be an amendment to this Agreement and incorporated herein.

This Agreement does not in any way grant any fee title in and to any of the Subject Property, expressed or implied, but is intended only for the purposes of allowing a temporary use of certain portion of the subject property for the specific purposes contained herein.

This Agreement is the final agreement between the parties and supersedes any and all prior oral agreements related to the subject matter of this agreement. Except as provided above, this Agreement shall not be amended except in writing signed by both parties.

EXECUTED this ____ day of July, 2014.

GRANTOR:

Betty Joanne Lamke

Betty Joanne Lamke

ACKNOWLEDGEMENT

STATE OF Colorado §
COUNTY OF LaPlata §

This instrument was acknowledged before me on this 24 day of July, 2014, by Betty Joanne Lamke.

3-5-2017 Lisa Rea
My Commission Expires. Notary Public in and for the State of Colorado

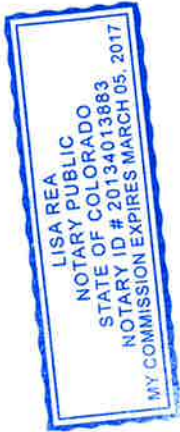


Exhibit "A"

