

PAID-UP OIL AND GAS LEASE

Producers 88
Rocky Mountain 2000
(Paid-Up Rev 1996)

THIS AGREEMENT, made and entered into this 5th day of August, 2008 by and between Windsor Industrial Park LLC, whose address is 135743rd Ave #7 Greeley, CO, 80634, hereinafter called lessor (whether one or more), and RFB Minerals LLC, whose address is 381 71st Avenue Greeley, Colorado 80634

WITNESSETH:

1. That lessor, for and in consideration of Ten—dollars (\$10.00) in hand paid, receipt of which is hereby acknowledged, and of the agreements of lessee hereinafter set forth, hereby grants, demises, leases and lets exclusively unto lessee the lands described below for the purpose of investigating, prospecting, exploring (by geophysical and other methods), drilling, mining, operating for and producing oil or gas, or both (as defined below), together with the right to construct and maintain pipelines, telephone and electric lines, tanks, ponds, roadways, plants, equipment, and structures thereon to produce, save and take care of said oil and gas (which right shall include specifically a right-of-way and easement for ingress to and egress from said lands by lessee, or its assigns, agents or permittees, necessary to or associated with the construction and maintenance of such pipelines, telephone and electric lines, tanks, ponds, roadways, plants, equipment, and structures on said lands to produce, save and take care of the oil and gas), and the exclusive right to inject air, gas, water, brine and other fluids from any source into the subsurface strata, and any and all other rights and privileges necessary, incident to, or convenient for the economical operation of said land, alone or jointly with neighboring land, for the production, saving and taking care of oil and gas and the injection of air, gas, water, brine, and other fluids into the subsurface strata, said lands being situated in the County of Weld, State of Colorado, described as follows, to-wit:

TOWNSHIP 6 NORTH, RANGE 67 WEST, 6th P.M.

Section 15: Two parcels of land being in the S/2SW1/4 more fully described on the Attached exhibit "A"

and containing 46.292 acres, more or less

This lease is a non surface occupancy lease. No wells shall be drilled within 350' of the property line, and No Surface use without the prior written consent of Lessor.

In addition to the land described above, lessor hereby grants, leases and lets exclusively unto lessee, to the same extent as if specifically described, lands which are owned or claimed by lessor by one of the following reasons: (1) all lands and rights acquired or retained by lessor by avulsion, accretion, reliction or otherwise as the result of a change in the boundaries or centerline of any river or stream traversing or adjoining the lands described above; (2) all riparian lands and rights which are or may be incident, appurtenant, related or attributed to lessor in any lake, stream or river traversing or adjoining the lands described above by virtue of lessor's ownership of the land described above; (3) all lands included in any road, easement or right-of-way traversing or adjoining the lands described above which are or may be incident, appurtenant, related or attributed to lessor by virtue of lessor's ownership of the land described above; and (4) all strips or tracts of land adjacent or contiguous to the lands described above owned or acquired by lessor through adverse possession or other similar statutes of the state in which the lands are located.

The term oil as used in this lease shall be interpreted to include any liquid hydrocarbon substances which occur naturally in the earth, including drip gasoline or other natural condensate recovered from gas without resort to manufacturing process. The term gas as used in this lease shall be interpreted to include any substance, either combustible or non-combustible, which is produced in a natural state from the earth and which maintains a gaseous or rarified state at ordinary temperature and pressure conditions, including but not limited to helium, nitrogen, carbon dioxide, hydrogen sulfide, coal bed methane gas, casinghead gas and sulphur.

Subject to the other provisions herein contained, this lease shall remain in force for a term of Two (2) years (herein called "primary term") and as long thereafter as oil and gas, or either of them, is produced from the leased premises or drilling operations are continuously prosecuted. For purposes of this lease, "drilling operations" shall include operations for the drilling of a new well and operations for the reworking, deepening or plugging back of a well or hole or other operations conducted in an effort to establish, resume or re-establish production of oil and gas; drilling operations shall be considered to be "continuously prosecuted" if not more than one hundred twenty (120) days shall elapse between the completion and abandonment of one well or hole and the commencement of drilling operations on another well or hole; drilling operations shall be deemed to be commenced for a new well at such time as lessee has begun the construction of the wellsite location or the road which provides access to the wellsite location; and drilling operations shall be deemed to be commenced with respect to reworking, deepening, plugging back or other operations conducted in an effort to resume or re-establish production of oil and gas at such times as lessee has the requisite equipment for such operations at the wellsite.

2. The lessee shall deliver to the credit of the lessor as royalty, free of cost, in the pipeline to which lessee may connect its wells the equal Seventeen (17%) part of all oil produced and saved from the leased premises, or lessee may from time to time at its option purchase any royalty oil in its possession, paying the market price thereof prevailing for oil of like grade and gravity in the field where produced on the date of purchase.

The lessee shall pay lessor, as royalty, on gas, including casinghead gas or other gaseous substances, produced from the leased premises and sold or used off the premises or used in the manufacture of gasoline or other products, the market value at the well of Seventeen (17%) of the gas sold or used, provided that on gas sold or used off the premises or (17%) of the amount realized from such sale. The amount realized from the sale of gas shall be the price established by the gas sales contract entered into in good faith by lessee and a gas purchaser for such term and under such conditions as are customary in the industry. "Price" shall mean the net amount received by lessee after giving effect to applicable regulatory orders and after application of any applicable price adjustments specified in such contract or regulatory orders. In the event lessee compresses, treats, purifies or dehydrates such gas (whether on or off the leased premises) or transports gas off the leased premises, lessee in computing royalty hereunder may deduct from such price a reasonable charge for each of such functions performed.

3. This is a paid-up lease and all cash consideration first recited above and annual rentals have been paid to lessor in advance to keep this lease in full force and effect throughout the primary term. In consideration of the payment of such cash consideration and advance of annual rentals, lessor agrees that lessee shall not be obligated, except as otherwise provided herein, to commence or continue any operations during the primary term. Lessee may at any time or times during or after the primary term surrender this lease as to all or any portion of the land described above, and as to any strata or stratum, by delivering to lessor or by filing of record a release or releases, and be relieved of all obligations thereafter accruing to the acreage surrendered.

4. If, at the expiration of the primary term of this lease, oil or gas is not being produced from the leased premises but lessee is then engaged in drilling operations, this lease shall continue in force so long as drilling operations are continuously prosecuted; and if production of oil or gas results from any such drilling operations, this lease shall continue in force so long as oil or gas shall be produced from the leased premises. If, after the expiration of the primary term of this lease, production on the leased premises should cease for any cause, this lease shall not terminate if lessee is then engaged in drilling operations, or within one hundred twenty (120) days after each such cessation of production commences or resumes drilling operations, and this lease shall remain in force so long as drilling operations are continuously prosecuted, and if production results therefrom, then as long thereafter as oil or gas is produced from the leased premises.

5. If at any time, either before or after the expiration of the primary term of this lease, there is a well capable of producing oil or gas on the lands covered by this lease, or on other lands with which lands covered by this lease are pooled or unitized, but the well is shut-in, whether before or after production therefrom, and this lease is not being maintained otherwise as provided herein, this lease shall not terminate (unless released by lessee) and it shall nevertheless be considered that oil or gas is being produced from lands covered by this lease obligation to market the oil or gas under terms, conditions or circumstances which, in lessee's judgment exercised in good faith, are unsatisfactory. When the lease is continued in force in this manner, lessee shall pay or tender to the lessor or lessor's successors or assigns, an amount equal to \$1.00 per year per net mineral acre covered by the lease. Such payments shall be made on or before the shut-in royalty payment date, as defined below, next occurring after the expiration of one hundred twenty (120) days from the date the well was shut-in, unless prior to such date oil or gas from the well is sold or used or the lease is otherwise maintained as provided herein. In like manner, on or before each succeeding shut-in royalty payment date while such well remains shut-in, lessee shall make payment of shut-in royalty in the same amount and manner. The term "shut-in royalty payment date" shall mean the anniversary date of this lease. Any shut-in royalty payment may be made by cash, draft or check, mailed or tendered on or before the shut-in royalty date. Lessee's failure to pay or tender, or properly pay or tender, any such sum shall render lessee liable for the amount due but it shall not operate to terminate the lease.

6. If lessor owns a lesser interest in the above described land other than the entire and undivided fee simple estate therein, then the royalties, including shut-in royalty, herein provided shall be paid to lessor only in the proportion which lessor's interest bears to the whole and undivided fee. Any interest in production from the lands described herein to which the interest of lessor may be subject shall be deducted from the royalty herein reserved.

7. Lessee shall have the right to use, free of cost, gas, oil and water produced on said land for its operation thereon, except water from wells and reservoirs of lessor. Lessee shall have the right at any time to remove all machinery and fixtures placed on said premises, including the right to draw and remove casing.

8. Lessee shall pay to lessor reasonable amounts for damages caused by its operations to growing crops on said land. When requested by lessor, lessee shall bury its pipelines which traverse cultivated lands below plow depth. No well shall be drilled nearer than two hundred (200) feet to a house or barn now on said premises, without written consent of lessor. Lessee shall have the right at any time (but not the obligation), to remove all improvements, machinery, and fixtures placed or erected by lessee on said premises, including the right to pull and remove casings.

9. Lessee is hereby given the right and power at any time and from time to time as a recurring right, either before or after production, as to all or any part of the land described above and as to any one or more of the formations hereunder, to pool or unitize the leasehold estate and the mineral estate covered by this lease with other land, lease or leases in the immediate vicinity for the production of oil and gas, or separately for the production of either, when in lessee's judgment it is necessary or advisable to do so, and irrespective of whether authority similar to this exists with respect to such other land, lease or leases. Likewise, units previously formed to include formations not producing oil or gas may be reformed to exclude such non-producing formations. The forming or reforming of any unit shall be accomplished by lessee executing and filing of record a declaration of such unitization or reformation, which declaration shall describe the unit. Any unit may include land upon which a well has heretofore been completed or upon which drilling operations have been commenced. Production, drilling or reworking operations or a well shut-in for any reason anywhere on a unit which includes all or a part of this lease shall be treated as if it were production, drilling or reworking operations or a well shut-in under this lease. In lieu of the royalties elsewhere herein specified, lessor shall receive on production from the unit so pooled royalties only on the portion of such production allocated to this lease; such allocation shall be that proportion of the unit production that the total number of surface acres covered by this lease and included in the unit bears to the total number of surface acres in such unit.

10. Lessee shall have the right to unitize, pool, or combine all or any part of the land described above as to one or more of the formations there under with other lands in the same general area by entering into a cooperative or unit plan of development or operation approved by any governmental authority and, from time to time, with like approval, to modify, change or terminate any such plan or agreement and, in such event, the terms, conditions, and provisions of this lease shall be deemed modified to conform to the terms, conditions, and

provisions of such approved cooperative or unit plan of development or operation and particularly, all drilling and development requirements of this lease, express or implied, shall be satisfied by compliance with the drilling and development requirements of such plan or agreement, and this lease shall not terminate or expire during the life of such plan or agreement. In the event that the land described above or any part thereof shall hereafter be operated under any such cooperative or unit plan of development or operation whereby the production therefrom is allocated to different portions of the land covered by said plan, then the production allocated to any particular tract of land shall, for the purpose of computing the royalties to be paid hereunder to lessor, be regarded as having been produced from the particular tract of land to which it is allocated and not to any other tract of land; and the royalty payments to be made hereunder to lessor shall be based upon production only as so allocated.

11. If the estate of either party hereto is assigned or sublet, and the privilege of assigning or subletting in whole or in part is expressly allowed, the express and implied covenants hereof shall extend to the sublessees, successors and assigns of the parties; and in the event of an assignment or subletting by lessee, lessee shall be relieved and discharged as to the leasehold rights so assigned or sublet from any liability to lessor thereafter accruing upon any of the covenants or conditions of this lease, either express or implied. No change in ownership of the land, royalties, or other payments, however accomplished, shall operate to enlarge the obligations or diminish the rights of lessee or require separate measuring or installation of separate tanks by lessee. Notwithstanding any actual or constructive knowledge of or notice to lessee, no change in ownership of said land or of the right to receive royalties or other payments hereunder, or of any interest therein, whether by reason of death, conveyance or any other matter, shall be binding on lessee (except at lessee's option in any particular case) until one hundred twenty (120) days after lessee has been furnished written notice thereof, and the supporting information hereinafter referred to, by the party claiming as a result of such change in ownership or interest. Such notice shall be supported by original and certified copies of all documents and other instruments or proceedings necessary in lessee's opinion to establish the ownership of the claiming party.

12. In the interest of conservation, the protection of reservoir pressures and recovery of the greatest ultimate yield of oil and/or gas, lessee shall have the right to combine the leased premises with other premises in the same general area for the purpose of operating and maintaining repressuring and recycling facilities, and for such purpose may locate such facilities, including input wells, upon leased premises, and no royalties shall be payable hereunder upon any gas used for repressuring and recycling operations benefiting the leased premises.

13. In the event lessor considers that lessee has not complied with all its obligations hereunder, either express or implied, lessor shall notify lessee in writing, setting out specifically in what respects lessee has breached this lease. Lessee shall then have sixty (60) days after receipt of said notice within which to meet or commence to meet all or any part of the breaches alleged by lessor. The service of said notice shall be precedent to the bringing of any action by lessor on said lease for any cause, and no such action shall be brought until the lapse of sixty (60) days after service of such notice on lessee. Neither the service of said notice nor the doing of any acts by lessee aimed to meet all or any of the alleged breaches shall be deemed an admission or presumption that lessee has failed to perform all its obligations hereunder. This lease shall never be forfeited or cancelled for failure to perform in whole or in part any of its implied covenants, conditions, or stipulations until a judicial determination is made that such failure exists and lessee fails within a reasonable time to satisfy any such covenants, conditions, or stipulations.

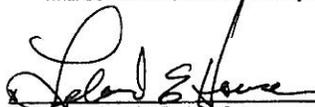
14. All express and implied covenants of this lease shall be subject to all federal and state, county or municipal laws, executive orders, rules and regulations, and lessee's obligations and covenants hereunder, whether express or implied, shall be suspended at the time or from time to time as compliance with such obligations and covenants is prevented or hindered by or is in conflict with federal, state, county, or municipal laws, rules, regulations or executive orders asserted as official by or under public authority claiming jurisdiction, or Act of God, adverse field, weather, or market conditions, inability to obtain materials in the open market or transportation thereof, wars, strikes, lockouts, riots, or other conditions or circumstances not wholly controlled by lessee, and this lease shall not be terminated in whole or in part, nor lessee held liable in damages for failure to comply with any such obligations or covenants if compliance therewith is prevented or hindered by or is in conflict with any of the foregoing eventualities. The time during which lessee shall be prevented from conducting drilling or reworking operations during the primary term of this lease, under the contingencies above stated, shall be added to the primary term of this lease.

15. Lessor agrees that lessee, at its option, shall have the right at any time to pay for lessor, any mortgage, taxes or other liens existing, levied or assessed on or against the above described lands in the event of default of payment by lessor and be subrogated to the rights of the holder thereof, and lessor hereby agrees that any such payments made by lessee for the lessor may be deducted from any amounts of money which may become due the lessor under the terms of this lease.

16. This lease and all its terms, conditions, and stipulations shall extend to and be binding on all successors in interest, in whole or in part, of said lessor or lessee.

17. With respect to and for the purpose of this lease, lessor, and each of them if there be more than one, hereby release and waive the right of homestead.

WHEREOF witness our hands as of the day and year first above written.


Windsor Industrial Park LLC by Leland House managing Partner

X _____

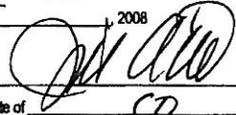
INDIVIDUAL ACKNOWLEDGEMENT

STATE OF CO
COUNTY OF Weld } ss.

On this 28 day of August, 2008, before me personally appeared Leland House, manager of Windsor Industrial Park LLC to me known to be the person(s) described in, and who executed the foregoing instrument, and who acknowledged to me that they executed the same as their free act and deed.

Given under my hand and seal this 28 day of August, 2008

My commission expires:


JULIE A. CITO
NOTARY PUBLIC
STATE OF COLORADO
Notary Public for the State of CO
My Commission Expires Nov. 17, 2010

*
When recorded, return to: Windsor Industrial Park LLC
1357 43rd Ave #7
Greeley CO 80634



3575340 08/29/2008 09:51A Weld County, CO
 3 of 4 R 21.00 D 0.00 Steve Moreno Clerk & Recorder

Exhibit "A"

LEGAL DESCRIPTION
 EAST PARCEL

A TRACT OF LAND LOCATED IN THE S1/2 OF THE SW1/4 OF SECTION 15, T6N, R67W OF THE 6TH P.M., COUNTY OF WELD, STATE OF COLORADO, DESCRIBED AS FOLLOWS:

COMMENCING AT THE S1/4 CORNER OF SAID SECTION 15, FROM WHICH THE SOUTHWEST CORNER OF SAID SECTION 15 BEARS S88°59'17"W, THENCE N00°01'46"W, 520.01 FEET ALONG THE EAST LINE OF THE S1/2 OF THE SW1/4 OF SAID SECTION 15 TO THE NORTHWESTERLY RIGHT-OF-WAY LINE OF THE GREAT WESTERN RAILROAD AND THE SOUTHEASTERLY LINE OF THE "EAST PARCEL" AS DESCRIBED IN BARGAIN AND SALE DEED RECORDED AT RECEPTION NO. 3546696 OF THE RECORDS OF WELD COUNTY, COLORADO AND THE TRUE POINT OF BEGINNING;

THENCE CONTINUING N00°01'46"W, 797.55 FEET ALONG THE EAST LINE OF THE S1/2 OF THE SW1/4 OF SAID SECTION 15 TO THE NORTHEAST CORNER OF THE S1/2 OF THE SW1/4 OF SAID SECTION 15;

THENCE S89°04'13"W, 799.53 FEET ALONG THE NORTH LINE OF THE S1/2 OF THE SW1/4 OF SAID SECTION 15 TO THE SOUTHEAST CORNER OF TRACT G, WINTER FARM SUBDIVISION, FIRST FILING, A SUBDIVISION IN THE TOWN OF WINDSOR, COUNTY OF WELD, STATE OF COLORADO, ACCORDING TO THE RECORDED PLAN THEREOF;

THENCE SOUTHERLY, 40.46 FEET ALONG THE ARC OF A CURVE CONCAVE TO THE EAST TO A POINT TANGENT, SAID ARC HAVING A RADIUS OF 895.00 FEET, A CENTRAL ANGLE OF 02°35'25" AND BEING SUBTENDED BY A CHORD THAT BEARS S01°37'53"W, 40.46 FEET;

THENCE S00°20'10"W, 141.00 FEET;

THENCE S24°28'08"W, 401.04 FEET TO THE WEST LINE OF SAID "EAST PARCEL";

THENCE S00°20'10"W, 675.30 FEET ALONG THE WEST LINE OF SAID "EAST PARCEL" TO THE SOUTHWEST CORNER OF SAID "EAST PARCEL";

THENCE N88°59'17"E, 435.77 FEET ALONG THE SOUTH LINE OF SAID "EAST PARCEL" TO THE NORTHWESTERLY RIGHT-OF-WAY LINE OF SAID GREAT WESTERN RAILROAD;

THENCE N51°18'20"E, 686.99 FEET ALONG THE NORTHWESTERLY RIGHT-OF-WAY LINE OF SAID GREAT WESTERN RAILROAD TO THE EAST LINE OF THE S1/2 OF THE SW1/4 OF SAID SECTION 15 AND THE TRUE POINT OF BEGINNING.

AREA = 23.127 ACRES, MORE OR LESS

LEGAL DESCRIPTION PREPARED 7/15/08 BY:
 LOREN K. SHANKS, PLS 28285
 DREXEL, BARRELL & CO., 6513 W. 4TH STREET, GREELEY, COLORADO 80634

Exhibit "A"

West Parcel

A parcel of land being part of the South Half of the Southwest Quarter (S½ SW1/4) of Section Fifteen (15), Township Six North (T.6N.), Range Sixty-Seven West (R.67W.) of the 6th Principal Meridian, County of Weld, State of Colorado and being more particularly described as follows:

BEGINNING at the Southwest Corner of said Section 15-T.6N.-R.67W. and assuming the South line of said SW1/4 as bearing North 88°58'59" East a distance of 2611.74 feet with all other bearings contained herein relative thereto:

THENCE North 00°00'00" East along the West line of said S½ SW1/4 of Section 15 a distance of 125.00 feet to the TRUE POINT OF BEGINNING. Said point being on the Northerly Right-of-Way (ROW) line of State Highway #392 (SH #392);

THENCE continuing North 00°00'00" East along said West line a distance of 1196.31 feet to the Northwest Corner of said S½ SW1/4;

THENCE North 89°03'55" East along the North line of said S½ SW1/4 a distance of 831.29 feet;

THENCE South 00°20'52" West a distance of 1220.28 feet to Northerly ROW line of said SH #392; Thence along said Northerly ROW line by the following Three (3) courses and distances:

THENCE South 88°58'59" West a distance of 768.81 feet;

THENCE North 45°36'32" West a distance of 35.10 feet;

THENCE South 88°58'59" West a distance of 30.00 feet to the TRUE POINT OF BEGINNING.

Said parcel of land contains 23.165 Acres more or less (±) and is subject to any rights-of-way or easements of record that may currently exist on said parcel of land