

OIL AND GAS LEASE

STATE OF COLORADO

COUNTY OF GARFIELD

This lease is made effective as of the 18th day of October, of 2006.

**LESSOR: Exxon Mobil Corporation, a New Jersey Corporation
P.O. Box 4610
Houston, Texas 77210-4610**

**LESSEE: Williams Production RMT Company
1515 Arapahoe Street, Tower 3, Ste. 1000
Denver, Colorado 80202**

Exxon Mobil Corporation, hereinafter called "Lessor" for TEN DOLLARS (\$10) and other valuable consideration paid by Williams Production RMT Company, hereinafter called "Lessee", does grant, lease and let unto Lessee its interest in the following described property for purposes of investigating, exploring, prospecting, drilling and mining for, and producing oil and gas from the following described land hereinafter referred to as the "Leased Premises."

PROPERTY DESCRIPTION

Exxon Mobil Fee No. 1009472-001

**Lots 4 and 5, and the E/2SE/4 of Section 23,
Lots 1, 4, 5 and 6, and the N/2S/2 and the SW/4SW/4 of Section 26,
And the W/2NW/4 of Section 35**

(It is the intent of the Parties that this lease shall cover all mineral interest owned by the Lessor in Lots 4 and 5 of Section 23, and Lots 1, 4, 5 and 6 of Section 26, whether herein described or not.)

**All in Township 7 South, Range 96 West, 6th P.M.
Garfield County, Colorado**

Limited to those depths from the surface of the earth down to the base of the Mesaverde Group

Hereinafter referred to as the Leased Premises.

Notwithstanding anything in this Lease to the contrary, it is expressly understood and agreed that Lessor excepts and reserves from this Lease, and Lessor shall not be deemed to have conveyed, or have any obligation to convey (i) any existing well located within the Leased Premises now owned or claimed by Lessor that is producing or capable of producing oil and/or gas, including all personal property associated with, or used in connection with any such well, including, but not limited to, casing, tubing, surface equipment, tanks, pipelines, compressors and all other associated personal property, (ii) any rights to production from any such well, and (iii) any interest in the Leases to which production from any such well is attributed by proration or unit agreement.

This Lease is intended to commit to Lessee only the rights as are herein specifically described and it is understood that Lessor does not by reason hereof agree to commit or assign or lease to Lessee any properties, rights, installations, plants or appurtenances of any nature except as expressly herein set forth.