

SURFACE USE AND EASEMENT AGREEMENT

THIS AGREEMENT ("Agreement") is made and entered into this 4th day of June, 2015 ("Effective Date") by and between Monument Ridge, LLC, a Colorado limited liability company, whose address is PO Box 252, Woody Creek, Colorado 81656, hereinafter referred to as "Owner", and Ursa Operating Company LLC, whose address is 1050 17th Street, Suite 2400, Denver, Colorado 80202, hereinafter referred to as "Operator". Owner and Operator are collectively referred to herein as the "Parties".

WHEREAS, the Owner is the owner of the surface of the following described lands located in Garfield County, State of Colorado, to-wit:

Township 7 South, Range 95 West, 6th P.M.

Section 8: East 400 feet of the SESE

Section 9: West 10 acres of the SWSW

Hereinafter referred to as the "Lands"
and containing 22.12 acres, more or less

WHEREAS, Operator desires to utilize that portion of the Lands as more fully described on the attached Exhibit "A" for the operations hereafter described, and Owner desires to allow such utilization, and

WHEREAS, Owner and Operator desire to enter into this Agreement to stipulate the terms and conditions under which Owner will permit use of a portion of the Lands by Operator.

NOW, THEREFORE, in consideration of ten dollars (\$10.00) and other good and valuable consideration in hand paid, receipt of which is hereby acknowledged, Owner and Operator agree as follows:

1. **Surface Ownership.** From a surface Wellpad, as is hereinafter defined, Operator desires to explore for and produce oil and gas and associated hydrocarbons from the Lands, including the subsurface of property owned by Owner and from the subsurface of adjacent properties.
2. **Grant of Easement.** Owner hereby grants to Operator a right-of-way and easement on, over, through and across the Lands for the following:
 - a. Wellpad. To construct a Wellpad three hundred fifty feet (350')

by four hundred fifty feet (450') located as set out on the attached Exhibit "A" together with the right to drill, conduct reservoir fracture stimulation operations, complete, operate

- b. Access Road. An access road right-of-way, approach apron and easement located as set out on Exhibit "A". The access road

c.

EUR

OWNER:

MONUMENT RIDGE, LLC

Monument Ridge, LLC
By: E. Northrup
Its: General Manager

OPERATOR:

URSA OPERATING COMPANY LLC

Don Simpson
Don Simpson
VP Business Development

ACKNOWLEDGMENTS

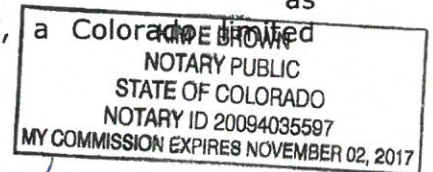
STATE OF COLORADO)
) ss.
COUNTY OF Pitkin)

The foregoing instrument was acknowledged before me, a notary public,
this 9th day of June, 2015, by
E. Noel Richardson,
owner, General Manager, of Monument Ridge, LLC, a Colorado limited
liability company, on behalf of the company.

Witness my hand and official seal.

My commission expires: 11/2/17

[Signature]
Notary Public



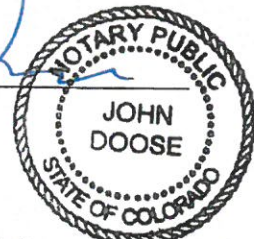
STATE OF COLORADO)
CITY AND) ss.
COUNTY OF DENVER)

The foregoing instrument was acknowledged before me, a notary public,
this 16th day of June, 2015, by Don Simpson as the VP Business Development of
Ursa Operating Company LLC, on behalf of said company.

Witness my hand and official seal.

My commission expires: 11-8-2015

[Signature]
Notary Public



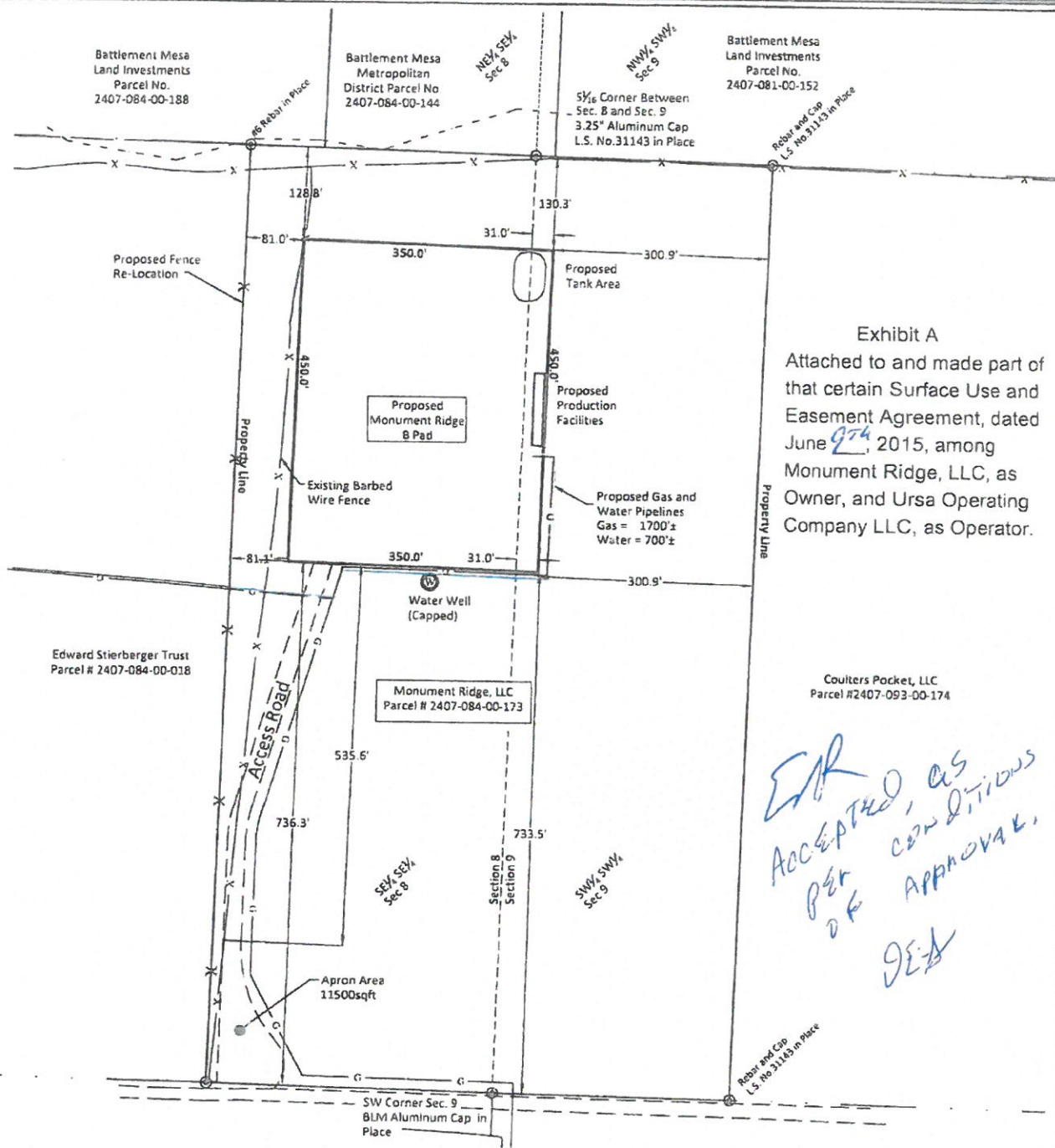
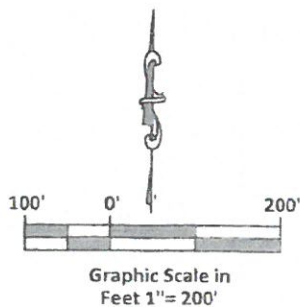


Exhibit A
Attached to and made part of
that certain Surface Use and
Easement Agreement, dated
June 24, 2015, among
Monument Ridge, LLC, as
Owner, and Ursa Operating
Company LLC, as Operator.

*ER
ACCEPTED, AS
PER CONDITIONS
OF APPROVAL.
DEA*



River Valley Survey, Inc.
110 East 3rd Street, Suite 213
Rifle, Colorado 81650
Ph: 970-379-7846



Ursa

Project: - RVS 06001-63

Field Date: 04-22-15

Date: 06-11-15

Rev:

Scale: 1"= 200'

Sheet: 1 of 1

By:

SUA Exhibit A

Monument Ridge B Pad

Sections 8 & 9, Township 7 South, Range 95 West

DEA