

ASSIGNMENT OF OIL AND GAS LEASES

STATE OF COLORADO)
) §
COUNTIES OF ADAMS and WELD)

This Assignment of Oil and Gas Leases (this "*Assignment*"), dated effective as of April 1, 2017, at 7:00 a.m. Mountain Time (the "*Effective Time*"), is made by **Petro Operating Company, a Colorado limited liability company**, with a notice address of 915 W. Lehigh Ave., #1394, Englewood, Colorado 80150 ("*Assignor*") to **Verdad Resources LLC**, a Delaware limited liability company with a notice of address of 5950 Cedar Springs Road, Suite 200, Dallas, Texas 75235-6805 ("*Assignee*").

For and in consideration of Ten Dollars (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, Assignor does hereby **GRANT, BARGAIN, SELL, CONVEY, ASSIGN, TRANSFER, SET OVER AND DELIVER** unto Assignee, subject to the terms and reservations herein, all of Assignor's right, title and interest in and to all of the oil and gas leases described in Exhibit "A" attached hereto and made a part hereof and the lands covered thereby, together with all rights incident thereto and appurtenances thereon (the "*Leases*");

TO HAVE AND TO HOLD the Leases, together with all rights, titles, interests, estates, remedies, powers and privileges thereunto or otherwise belonging to Assignee and Assignee's successors and assigns forever, subject to the following matters:

- (1) All Lessors' royalties, overriding royalties and other burdens, reversionary interests and similar burdens of record;
- (2) All easements, rights-of-way, servitudes, permits, surface leases and other rights in respect of surface operations;
- (3) The terms and conditions of the Leases;
- (4) All rights reserved to or vested in any municipality or governmental, tribal, statutory or public authority to control or regulate any of the Leases in any manner, and all applicable laws, rules and orders of governmental and tribal authority.

EXCEPTING AND RESERVING TO ASSIGNOR an overriding royalty interest equal to the difference between twenty percent (20%) and Grantor's burdens filed of record as the Effective Date, of which, this Assignment of Oil and Gas Lease is subject to. It is the intention of Grantor to deliver an eighty percent (80%) net revenue interest on the Assigned Lands and under no circumstance shall Assignee receive less than an eighty (80%) net revenue interest on the Assigned Lands.

Assignee and
Assignor, but
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predecessors

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the acknowle

Erin Parker
Erin Parker
Manager

Colorado
Arapahoe

ACKNOWLEDGMENT
STATE OF
COUNTY OF

Erin Parker
12th
Monica Sena

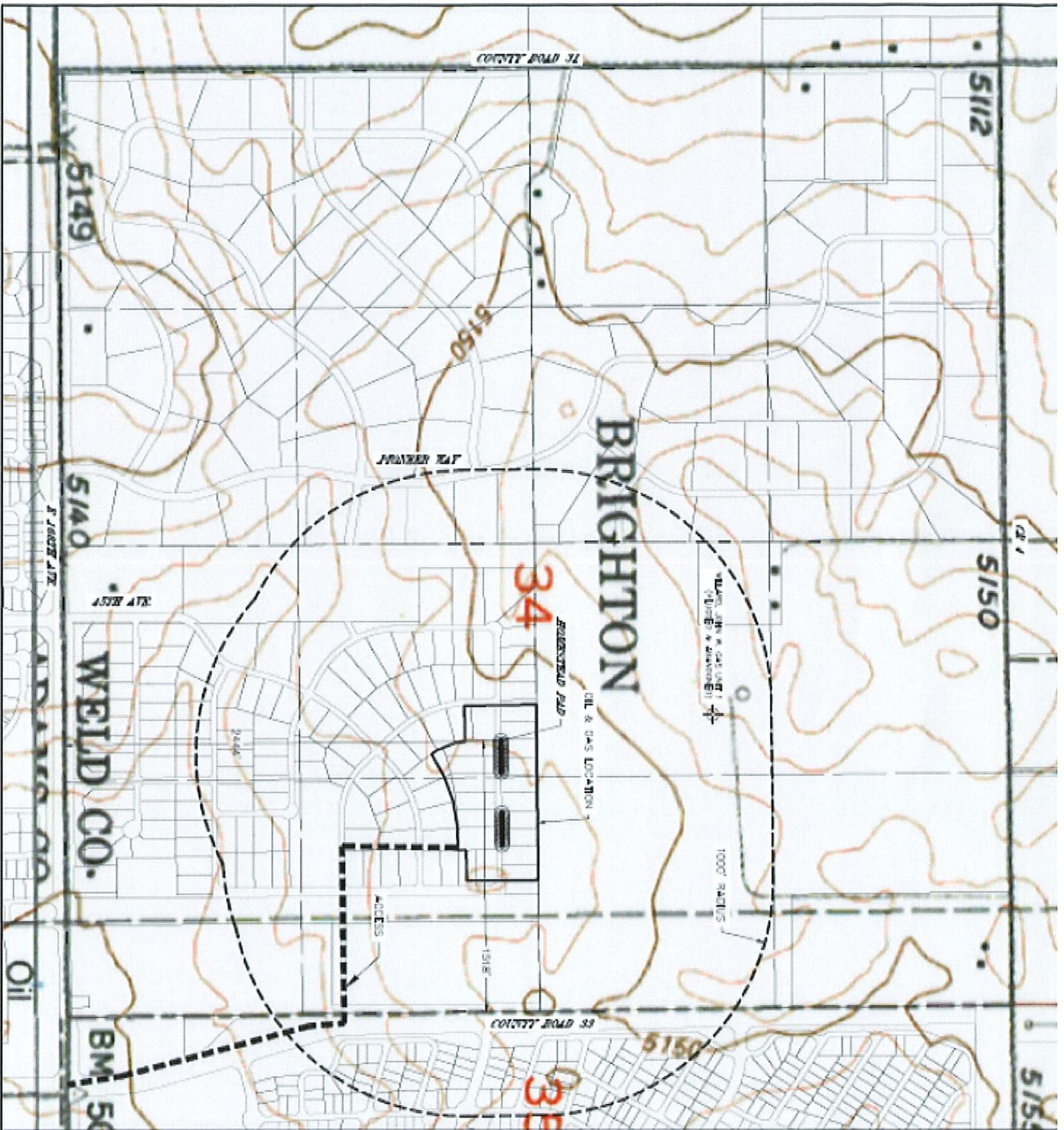
This
April
Manager

01-27-2021

Commissioner

Exhibit "A" to Verdad Resources and Petro Operating Co. LLC Agreement dated effective April 1, 2017
 OIL AND GAS LEASES FOR WELD COUNTY & ADAMS COUNTY

| TOWNSHIP | SEC | LEGAL DESCRIPTION | LESSOR | LESSEE | DATE | TERM | % ROYALTY | RECORDED | GROSS ACRES | NET ACRES |
|---------------------|-----|--|--|--------|----------|---------------|--|----------|-------------|-----------|
| WELD COUNTY | | | | | | | | | | |
| SECTION 34 | | | | | | | | | | |
| T1N-R66W | 34 | Part SE/4 | City of Brighton | POC | | 3 YRS + 2 EXT | 20.000% Not Leased Yet | | 17.0000 | 17.0000 |
| T1N-R66W | 34 | Part SW/4, being Lot 46, Jacobs Run Subdivision | Delton D. Morris and Crista M. Morris | POC | 01/24/17 | 5 YRS + 5 EXT | 17.500% Reception No. 4254487 11-17-2016 | | 2.0900 | 2.0900 |
| T1N-R66W | 34 | Part SW/4, being Lots 3, 4, 9, 10, 12, 13, 14, 16, 17, 18, 19 | Eldor Willard Grein & Marilyn Lois Grein | CZO | 01/20/15 | 3 YRS | 18.750% Reception No. 4085491 2-4-2015 | | 36.1800 | 9.0450 |
| T1N-R66W | 34 | Part SW/4, being Lots 3, 4, 9, 10, 12, 13, 14, 16, 17, 18, 19 | Kenneth Dean Grein & Marion Sue Grein | CZO | 01/20/15 | 3 YRS | 18.750% Reception No. 4085492 2-4-2015 | | 36.1800 | 9.0450 |
| T1N-R66W | 34 | Part SW/4, being Lots 3, 4, 9, 10, 12, 13, 14, 16, 17, 18, 19 | Nathan Dale Grein & Kathy Louise Grein | CZO | 01/20/15 | 3 YRS | 18.750% Reception No. 4085493 2-4-2015 | | 36.1800 | 9.0450 |
| T1N-R66W | 34 | Part SW/4, being Lots 3, 4, 9, 10, 12, 13, 14, 16, 17, 18, 19 | Michael Karl Grein & Karen Esther Grein | CZO | 01/20/15 | 3 YRS | 18.750% Reception No. 4085494 2-4-2015 | | 36.1800 | 9.0450 |
| T1N-R66W | 34 | ALL SE/4, less and except the Baptist Church property described in deed recorded 7/10/1986 at Reception | WC Water Supply, LLC | POC | | 3 YRS + 3 EXT | 17.500% Reception No 4249203 10-28-2016 | | 118.0000 | 59.0000 |
| ADAMS COUNTY | | | | | | | | | | |
| SECTION 3 | | | | | | | | | | |
| T1S-R66W | 3 | N/2, and SW/4, less the southerly 180.67 less and except the southerly 180.67 feet of the NE1/4; and less and except | WC Water Supply, LLC | POC | 06/17/15 | 3 YRS + 3 EXT | 18.000% Reception No. 2015000048155 | | 414.5600 | 129.5900 |
| T1S-R66W | 3 | Various Tracts throughout the Section | City of Brighton | POC | | 3 YRS + 2 EXT | 20.000% Not Leased Yet | | 37.5700 | 19.1607 |
| T1S-R66W | 3 | SE/4, and the southerly 180.67 feet of the NE/4, less and except 20.65 acres in the SE/4SE/4, more particularly described as LOTS 1-6, BLOCK 17, and LOT 1, BLOCK 18, and TRACT JJ, all located in BRIGHTON CROSSING FILING NO. 3. | Brookfield Residential (Colorado) LLC | POC | 03/22/17 | 3 YRS | 18.750% Not Recorded Yet | | 136.8218 | 136.8218 |
| TOTAL | | | | | | | | | 870.7618 | 399.8425 |



VICINITY MAP
SCALE - 1" = 500'



SHEET
SHEET 1 -
SHEET 2 - ONE
SHEET 3 - PRODUCTION / WE