

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.

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Erin Parker
Erin Parker
Manager

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ACKNOWLEDGE
STATE OF
COUNTY OF

Erin Parker

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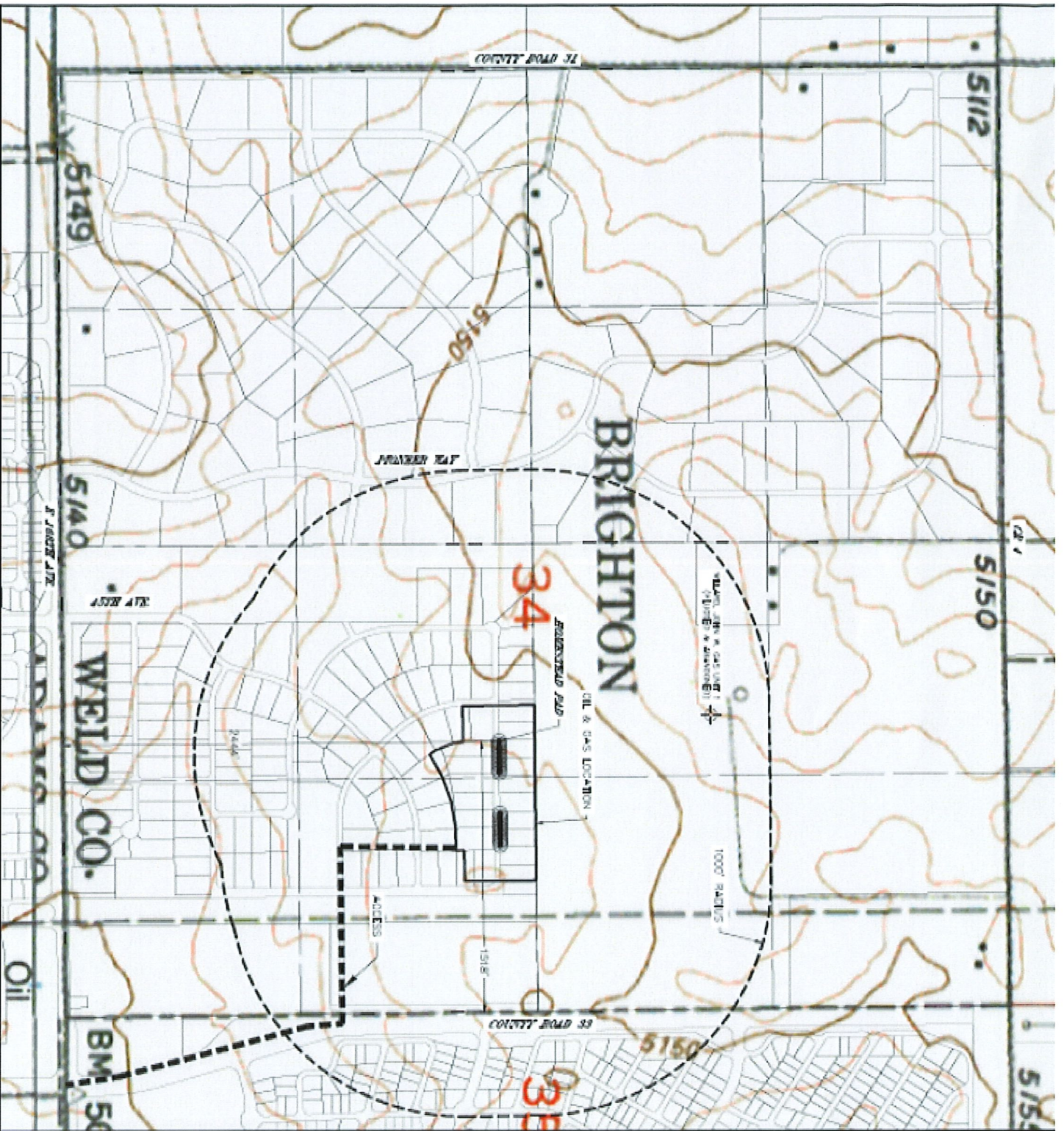
This
April
Manager

01-27-2021

Commission

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

<u>TOWNSHIP</u>	<u>SEC</u>	<u>LEGAL DESCRIPTION</u>	<u>LESSOR</u>	<u>LESSEE</u>	<u>DATE</u>	<u>TERM</u>	<u>% ROYALTY</u>	<u>RECORDED</u>	<u>GROSS ACRES</u>	<u>NET ACRES</u>
<u>WELD COUNTY</u>										
<u>SECTION 34</u>										
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
<u>ADAMS COUNTY</u>										
<u>SECTION 3</u>										
T1S-R66W	3	N/2, and SW/4, less the southerly 180.67 feet 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. 201500048155		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
<u>TOTAL</u>									870.7618	399.8425



VICINITY MAP

SCALE - 1" = 500'

- Legend:
- Wellhead (H)
- Drill Point Location (D)
- Drill Hole Location (H)
- Assumed Well

SHEET

SHEET 1 -

SHEET 2 - OVE

SHEET 3 - PRODUCTION / WE