

**EASEMENT, RIGHT-OF-WAY  
and  
SURFACE DAMAGES AGREEMENT**

This Easement, Right-of-Way and Surface Damages Agreement ("Agreement") is entered into as of July 28, 2017, by and between Box Elder Kids, LLC, ("Surface Owner"), whose mailing address is 7495 County Road 49, Hudson, CO 80624, and Kerr-McGee Oil & Gas Onshore LP, ("KMG"), with offices at 1099 18<sup>th</sup> St., Suite 1800, Denver, CO 80202, covering certain lands (the "Lands") situated in Weld County, Colorado, described as follows:

Township 2 North, Range 65 West of the 6<sup>th</sup> P.M.

Section 25: NE4, EXC UPRR RES (2R) and W90' of E120'; more specifically described in a Quit Claim Deed dated May 2, 2014 and recorded on May 9, 2014 at Reception Number 4015164; also identified as parcel number 130725100002; containing approximately 154.54 acres

WHEREAS, Zelda H. Shaklee and HS Resources, Inc entered into an Easement, Right-of-Way and Surface Use Agreement on March 24, 2000 covering the Lands and other lands ("Previous Agreement");

WHEREAS, Surface Owner and KMG desire to enter into this Agreement to set forth additional rights and waivers related to operations on the Lands;

WHEREAS, the Shaklee 32-25 and Shaklee 41-25 wells were drilled under the Previous Agreement and KMG and Surface Owner desire that these Wells be covered under this Agreement.

Now, therefore, in consideration of the sum of ten dollars (\$10.00) and other valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the undersigned hereby agrees to the terms and provisions set forth as follows:

1. Compensation for Operations; Release of All Claims

KMG shall pay to Surface Owner the sum and perform the obligations set forth in and according to the terms of that certain Letter Agreement by and between Surface Owner and KMG of even date, as full consideration and final settlement and satisfaction for any and all normal and customary detriment, depreciation, injury or damage to the Lands or growing crops thereon that may occur as a result of KMG drilling and completion operations on the Lands, and its continuing activities for the production and/or transportation of oil, gas, or other hydrocarbons or products associated with such operations and activities including, but not limited to, surface use, access, wellhead equipment, separators, tank batteries, pipelines, flowlines, pipeline interconnections, and any and all other reasonable and customary uses of land related to said operations or activities. Nothing herein contained shall be construed to limit Surface Owner's right to receive the production payment referenced in Section 2 of the Surface Owner's Agreement dated November 3, 1989, between Zelda H. Shaklee and Union Pacific Resources Company recorded on November 22, 1989 at Reception No. 02198107.

2. Acknowledgement of Right of Way and Easement

Surface Owner acknowledges and understands that KMG, as owner or lessee of the oil and gas estate for the Lands, owns an easement and right-of-way that burdens the Lands, and that KMG has a continuing right and entitlement to construct, own, operate, maintain, repair and replace all flowlines, gathering lines, other pipelines and related equipment that may be necessary or convenient to its operations on the Lands, including but not limited to, constructing, using and maintaining access roads, locations for surface equipment, pipelines and pipeline interconnections for its operations and activities; provided, however, KMG agrees that it will not construct pipelines in a manner that interferes with existing improvements on the Lands at the time the pipelines are proposed to be constructed. KMG's right to construct pipelines and gathering lines shall be limited to those required to transport oil, gas, and other products produced on the Lands and lands pooled therewith.

Surface Owner further agrees that, Kerr-McGee Gathering LLC, an affiliate of KMG, or another third party gas gatherer designated by KMG, may exercise the easement rights described herein.

3. Waivers

Surface Owner, for itself and its successors and assigns, hereby waives the right to, and covenants not to, protest or object to the use of the surface of the Lands as provided in this Agreement. Furthermore, Surface Owner and its successors and assigns will provide KMG and its successors and assigns with all written waivers and other evidence of support they may reasonably require to obtain permits from the Colorado Oil and Gas Conservation Commission ("COGCC") or any local jurisdiction.

As provided in COGCC Rule 318A or any successor rule or amendment adopted by the COGCC, or in any rule or ordinance of a local jurisdiction, relating to the location of wells within the Greater Wattenberg Area (GWA), Surface Owner hereby consents to, and waives its right to protest or object to surface well locations that are outside of designated GWA windows and surface well locations that are more than 50 feet from an existing well.

Surface Owner further understands and acknowledges that COGCC rules and regulations govern the distance between a wellhead and public roads, production facilities, buildings, building units and surface property lines, among other things. To the fullest extent possible, Surface Owner hereby waives all setback requirements in COGCC Rules 603 and 604 and any successor rules or amendments, including Exception Zone setbacks and any other state or local setback requirements or other laws, requirements or regulations that would prohibit or interfere with the rights of KMG and its successors and assigns to explore for and produce oil and gas from the Lands and lands pooled therewith.

Surface Owner acknowledges that KMG and its successors and assigns may cite the waivers in this Agreement in order to obtain exceptions and variances from the COGCC or from any other state or local body having jurisdiction over oil and gas operations. Surface Owner agrees that this Agreement satisfies any requirement for a consent to an exception or variance signed by the surface owner, Building Unit Owner (as that term is defined in the COGCC Rules and any successor rules or amendments), homeowner or the like and agrees that KMG and its successors and assigns may provide a copy of this Agreement to the COGCC or to any other state or local body in satisfaction of such requirement. In addition, Surface Owner agrees to execute and deliver to KMG and its successor and assigns all consents and waivers requested, including waivers required from Building Unit Owners, homeowners and the like.

4. Grant of Additional Rights

Surface Owner hereby grants and conveys to KMG and its successors and assigns, non-exclusive, perpetual subsurface easements through the Lands.

5. Notice to Future Owners

Surface Owner shall provide notice to all buyers and assignees of an interest in the Lands (or any portion thereof), including all builders, property owners, property owners' associations, and special districts, (each, a "Future Owner") of the existence of this Agreement, the grants and waivers contained herein and the fact that Surface Owner has agreed to the amount of compensation for surface damages, for the grant of additional rights and easements and for the agreements and waivers in this Agreement. In addition, Surface Owner will notify Future Owners that, as successors in interest to Surface Owner, Future Owners will assume the obligations undertaken by Surface Owner pursuant to this Agreement, including the obligation to execute and deliver waivers to KMG and its successors and assigns and to provide notice to subsequent Future Owners. It is expressly understood and agreed by Surface Owner and KMG that the waivers, notice requirements and the obligations assumed by Future Owners as set forth in this Agreement are, and shall be construed to be, covenants that run with the Lands. As a condition to any sale or assignment of the Lands (or any portion thereof) by Surface Owner and its successors and assigns, Surface Owner and its successors and assigns will require that the buyer or assignee agree to provide to KMG and its successors and assigns all waivers required in the preceding section of this Agreement.

6. Assignment

KMG may assign this Agreement in whole or in part.

7. Counterparts

This Agreement may be executed in any number of counterparts, each of which shall be deemed an original instrument but all of which together shall constitute one and the same instrument.

8. Binding Agreement

The terms of this Agreement shall constitute covenants running with the Lands and shall be binding upon the heirs, executors, administrators, successors, and assigns of the parties hereto.

9. Conflicts

Should there be any conflict between the terms, conditions and provisions of this Agreement and the Previous Agreement, KMG and Surface Owner agree that the terms, conditions and provisions of this Agreement shall prevail and be controlling.

10. Recitals

The recitals hereinabove are incorporated into this Agreement.

The undersigned have executed this Agreement as of the day first above written.

Surface Owner

Kerr-McGee Oil & Gas Onshore LP

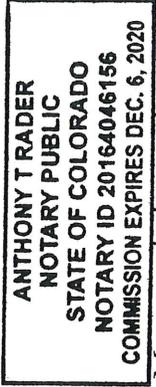
By: [Signature]  
Kerry L. Shaklee, Manager of  
Box Elder Kids, LLC

By: [Signature]  
Lindsey N. Jaffee  
Agent & Attorney-in-Fact

STATE OF Colorado )  
 )ss  
COUNTY OF Weld )

The foregoing instrument was acknowledged before me this 28 day of July, 2017, by Kerry L. Shaklee, as Manager of Box Elder Kids, LLC.

Witness my hand and official seal.



[Signature]  
Notary Public

My commission expires 12/6/2020

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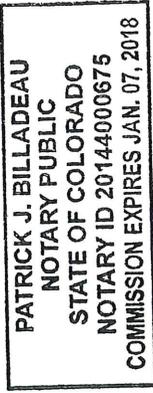
STATE OF Colorado )  
 )ss  
COUNTY OF Denver )

This instrument was acknowledged before me this 15<sup>th</sup> day of August, 2017, by Lindsey N. Jaffee, Agent & Attorney-in-Fact of Kerr-McGee Oil & Gas Onshore LP, on behalf of said company.

Witness my hand and official seal.

[Signature]  
Notary Public

My commission expires 1-7-18





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BOX ELDER KIDS LLC

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