

LAND RESTORATION AGREEMENT

This Land Restoration Agreement (the "Agreement") is entered into on the date set forth below by and between Puckett-Warren Oil Co., through its receiver Petron Development Company ("Operator"), Warren Resources #1 LLC, current working interest owner ("Working Interest Owner"), and Maryjo Warren, current surface landowner ("Surface Owner"), covering the lands located in Washington County, Colorado and described as follows:

Township 2 North, Range 49 West
Section 11: SWSW

(hereinafter referred to as the "Lands"). The SJ Warren #1 was drilled on the Lands in August of 1963 and the well was plugged and abandoned by the Operator on or about April 14, 2004.

In 2004 the predecessor in interest to the Working Interest Owner directed the Operator to perform plugging operations of the well and restoration of the Lands including the following, which were each accomplished by the Operator at that time:

1. Operator plugged the Warren SJ # 1 well in accordance with Colorado Oil and Gas Conservation Commission ("COGCC") rules in effect in March 2004;
2. Operator cut all risers and surface casing at a depth of four feet (4 ') below the surface of the ground.
3. Operator removed all equipment associated with its operations within 90 days of completion of plugging operations.
4. As directed by the COGCC staff, operator laid gypsum at the base of the pit to minimize any potential remaining salts.
5. As directed by the COGCC staff, the berms were pushed back into the pit area. These berms represented the original top soils.
6. The site was then ripped and recontoured to match the surrounding area.

As of the date of this Agreement, the COGCC is concerned with the level of crop growth on said Land. The Operator has no legal authority to re-enter the Lands. However, Petron believes the issue is due to overuse of a weed killer (Pramitol), acknowledged for use by the COGCC in the 1980's and 1990's, which was used extensively by the prior Operator. The Surface Owner has been working the soils in a way she feels best cures the soils and will not allow ingress onto her land by any third party or additional corrective measures undertaken by any third party.

The Working Interest Owner agrees to assist the Surface Owner by providing reasonable resources to continue the restoration.

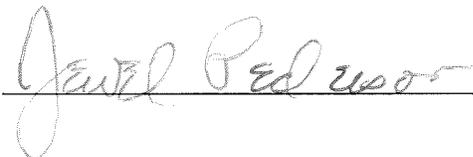
In addition, Operator has provided new cash consideration to Working Interest Owner and Surface Owner in exchange for the releases contained in this Agreement, which Working Interest Owner and Surface Owner acknowledge.

In exchange for all consideration set forth above, Working Interest Owner and Surface Owner each agree to indemnify and hold harmless Operator from any and all actions, claims, or lawsuits arising out of or relating to the existence, condition, or use of the Lands related to the operation of the Warren SJ #1 well, including but not limited to the fields, roads, earthen pits, soils, etc.

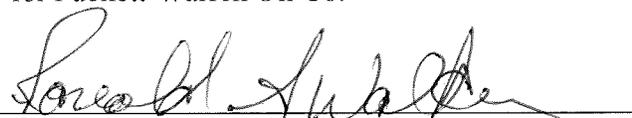
This Agreement is dated this 22nd day of September, 2021.

Witness/Attest





PETRON DEVELOPMENT COMPANY,
On behalf of itself and as Receiver
for Puckett-Warren Oil Co.



Ronald S. Walker – President



Maryjo Warren – Surface Owner

WARREN RESOURCES #1 LLC,
Working Interest Owner





Marian D. Warren – Manager