

OIL AND GAS LEASE

This Oil and Gas Lease ("Lease") is made this 27 day of Sept, 2011, by and between the **CITY OF GREELEY, A MUNICIPAL CORPORATION**, whose address is **1000 10TH STREET, GREELEY, COLORADO 80631**, ("Lessor") and **MINERAL RESOURCES, INC., A COLORADO CORPORATION**, whose address is **P.O. BOX 328, GREELEY, COLORADO 80632** ("Lessee").

WITNESSETH, For and in Consideration of TEN DOLLARS, the covenants and agreements contained herein, and other good and valuable consideration the receipt and sufficiency of which are hereby acknowledged, Lessor does hereby grant, demise, lease and let exclusively unto said Lessee, with the exclusive rights for the purposes of mining, exploring by geophysical and other methods and operating for and producing therefrom oil and all gas of whatsoever nature or kind (including coalbed gas), and laying pipelines, telephone and telegraph lines, building tanks, plants, power stations, roadways and structures thereon to produce, save and take care of said products (including dewatering of coalbed gas wells), and the exclusive surface or subsurface rights and privileges related in any manner to any and all such operations, and any and all other rights and privileges necessary, incident to, or convenient for the operation alone or conjointly with neighboring land for such purposes, all that certain tract or tracts of land situated in Weld County, Colorado, described to wit:

TOWNSHIP 5 NORTH, RANGE 66 WEST, 6TH P.M.

SECTION 11: BEING MORE PARTICULARLY DESCRIBED IN THE ATTACHED EXHIBIT "A".
CONTAINING 48.51 NET MINERAL ACRES, MORE OR LESS (the "Premises")

Notwithstanding anything to the contrary herein contained, this lease is a "No Surface Occupancy" Oil and Gas Lease. It is agreed and understood that Lessee its successors or assigns shall not conduct any operations or locate any facilities on the surface of the leased lands. It is understood that Lessee, its successors or assigns shall not be allowed any access to the surface of the leased lands without written consent of Lessor. It is further agreed that Lessee shall have the right to drill and operate directional wells through and under said land irrespective of the bottom hole locations of said wells. To this end, Lessor hereby grants to Lessee a subsurface easement for all purposes associated with such directional wells.

1. It is agreed that this Lease shall remain in full force for a term of five (5) years from this date ("Primary Term") and as long thereafter as oil or gas of whatsoever nature or kind is produced from the Premises or on acreage pooled or unitized therewith, or operations are continued as hereinafter provided. If, at the expiration of the Primary Term, oil or gas is not being produced from the Premises or on acreage pooled or unitized therewith but Lessee is then engaged in drilling, reworking or dewatering operations thereon, then this Lease shall continue in force so long as such operations are being continuously prosecuted. Operations shall be considered to be continuously prosecuted if not more than ninety (90) days shall elapse between the completion or abandonment of one well and the beginning of operations for the drilling of a subsequent well. If after discovery of oil or gas on the Premises or on acreage pooled or unitized therewith, the production thereof should cease from any cause after the primary term, this Lease shall not terminate if Lessee commences additional drilling, reworking or dewatering operations within ninety (90) days from date of cessation of production or from date of completion of a dry hole. If oil or gas shall be discovered and produced as a result of such operations at or after the expiration of the Primary Term, this Lease shall continue in force so long as oil or gas is produced from the Premises or on acreage pooled or unitized therewith.

2. This is a PAID-UP LEASE. In consideration of the payment made herewith, Lessor agrees that Lessee shall not be obligated, except as otherwise provided herein, to commence or continue any operations during the primary term. Lessee may at any time or times during or after the Primary Term surrender this Lease as to all or any portion of the Premises and as to any strata or stratum, by delivering to Lessor or by filing for record a release or releases, and be relieved of all obligations thereafter accruing as to the acreage surrendered.

3. The royalties to be paid by Lessee are: (a) on oil and other liquid hydrocarbons, 16% of that produced and saved from said land, the same to be delivered at the wells, or to the credit of Lessor into the pipeline to which the wells may be connected; Lessee may from time to time purchase any royalty oil in its possession, paying the market price therefore prevailing for the field where produced on the date of purchase; (b) on gas and the constituents thereof produced from said land and sold or used off the premises or in the manufacture of products therefrom, the market value at the well of 16% of the product sold or used. On product sold at the well, the royalty shall be 16% of the net proceeds realized from such sale. All royalties paid on gas sold or used off the premises or in the manufacture of products therefrom will be paid after deducting from such royalty Lessor's proportionate amount of all post-production costs, including but not limited to gross production and severance taxes, gathering and transportation costs from the wellhead to the point of sale, treating, compression, and processing. On product sold at the well, the royalty shall be 16% of the net proceeds realized from such sale, after deducting from such royalty Lessor's proportionate amount of all of the above post-production costs and expenses, if any.

4. Where gas from a well capable of producing gas (or from a well in which dewatering operations have commenced), is not sold or used after the expiration of the Primary Term, Lessee shall pay or tender as royalty to Lessor at the address set forth above One Dollar (\$1.00) per year per net mineral acre, such payment or tender to be made on or before the anniversary date of this Lease next ensuing after the expiration of ninety (90) days from the date such well is shut in or dewatering operations are commenced and thereafter on or before the anniversary date of this Lease during the period such well is shut in or dewatering operations are being conducted.

5. If Lessor owns a lesser interest in the Premises than the entire and undivided fee simple estate therein, then the royalties (including any shut-in gas royalty) herein provided for shall be paid Lessor only in the proportion which Lessor's interest bears to the whole and undivided fee.

6. Lessee shall have the right to use, free of cost, gas, oil and water produced on the Premises for Lessee's operations thereon, except water from the wells of Lessor.

7. When requested by Lessor, Lessee shall bury Lessee's pipeline below plow depth.

8. No well shall be drilled nearer than 200 feet to the house or barn now on the Premises without written consent of Lessor.

9. Lessee shall pay for damages caused by Lessee's operations to growing crops on the Premises.

10. Lessee shall have the right at any time to remove all machinery and fixtures (including casing) Lessee has placed on the Premises.

11. The rights of the Lessor and Lessee hereunder may be assigned in whole or part. No change in ownership of Lessor's interest (by assignment or otherwise) shall be binding on Lessee until Lessee has been furnished with notice, consisting of certified copies of all recorded instruments or documents and other information necessary to establish a complete chain of record title from Lessor, and then only with respect to payments thereafter made. No other kind of notice, whether actual or constructive, shall be binding on Lessee. No present or future division of Lessor's ownership as to different portions or parcels of the Premises shall operate to enlarge the obligations or diminish the rights of Lessee, and all Lessee's operations may be conducted without regard to any such division. If all or any part of this Lease is assigned, no leasehold owner shall be liable for any act or omission of any other leasehold owner.

12. Lessee, at its option, is hereby given the right and power at any time and from time to time as a recurring right, either before or after production, as to all or any part of the Premises and as to any one or more of the formations thereunder, to pool or unitize the leasehold estate and the mineral estate covered by this Lease with other land, lease or leases in the immediate vicinity for the production of oil and gas, or separately for the production of either, when in Lessee's judgment it is necessary or advisable to do so, and irrespective of whether authority similar to this exists with respect to such other land, lease or leases. Likewise units previously formed to include formations not producing oil or gas may be reformed to exclude such non-producing formations. The forming or reforming of any unit shall be accomplished by Lessee executing and filing of record a declaration of such unitization or reformation, which declaration shall describe the unit. Any unit may include land upon which a well has theretofore been completed or upon which operations for drilling have theretofore been commenced. Production, drilling, reworking or dewatering operations or a well shut in for want of a market anywhere on a unit which includes all or a part of this Lease shall be treated as if it were production, drilling, reworking or dewatering operations or a well shut in for want of a market under this Lease. In lieu of the royalties elsewhere herein specified, including shut-in gas royalties, Lessor shall receive royalties on production from such unit only on the portion of such production allocated to this Lease; such allocation shall be that proportion of the unit production that the total number of surface acres covered by this Lease and included in the Unit bears to the total number of surface acres in such Unit. In addition to the foregoing, Lessee shall have the right to unitize, pool, or combine all or any part of the Premises as to one or more of the formations thereunder with other lands in the same general area by entering into a cooperative or unit plan of development or operation approved by any governmental authority and, from time to time, with like approval, to modify, change or terminate any such plan or agreement and, in such event, the terms, conditions and provisions of this Lease shall be deemed modified to conform to the terms, conditions, and provisions of such approved cooperative or unit plan of development or operation and, particularly, all drilling and development requirements of this Lease, express or implied, shall be satisfied by compliance with the drilling and development requirements of such plan or agreement, and this Lease shall not terminate or expire during the life of such plan or agreement. In the event that the Premises or any part thereof, shall hereafter be operated under any such cooperative or unit plan of development or operation whereby the production therefrom is allocated to different portions of the land covered by said plan, then the production allocated to any particular tract of land shall, for the purpose of computing the royalties to be paid hereunder to Lessor, be regarded as having been produced from the particular tract of land to which it is allocated and not to any other tract of land; and royalty payments to be made hereunder to Lessor shall be based upon production only as so allocated. Lessor shall formally express Lessor's consent to any cooperative or unit plan of development or operation adopted by Lessee and approved by any governmental agency by executing the same upon request of Lessee.

13. All express or implied covenants of this Lease shall be subject to all Federal and State Laws, Executive Orders, Rules or Regulations, and this Lease shall not be terminated, in whole or in part, nor Lessee held liable in damages, for failure to comply therewith if compliance is prevented by, or if such failure is the result of, any such Law, Order, Rule or Regulation. Any delay or interruption caused by storm, flood, act of God or other event of force majeure shall not be counted against



Lessee. If, due to the above causes or any cause whatsoever beyond the control of Lessee, Lessee is prevented from conducting operations hereunder, such time shall not be counted against Lessee, and this Lease shall be extended for a period of time equal to the time Lessee was so prevented, anything in this Lease to the contrary notwithstanding.

14. Lessor hereby agrees that the Lessee shall have the right at any time to redeem for Lessor by payment any mortgages, taxes or other liens on the above described lands, in the event of default of payment by Lessor, and be subrogated to the rights of the holder thereof, and the undersigned Lessors, for themselves and their heirs, successors and assigns, hereby surrender and release all right of dower and homestead in the Premises, insofar as said right of dower and homestead may in any way affect the purposes for which this Lease is made, as recited herein.

15. Should any one or more the parties named as Lessor herein fail to execute this Lease, it shall nevertheless be binding upon all such parties who do execute it as Lessor. The word "Lessor", as used in this Lease, shall mean any one or more or all of the parties who execute this Lease as Lessor. All the provisions of this Lease shall be binding on the heirs, successors and assigns of Lessor and Lessee.

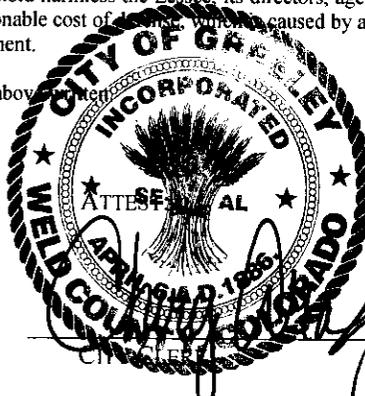
16. If at any time within the primary term of this lease and while the same remains in force and effect, Lessor receives any bona fide offer, acceptable to Lessor, to grant an additional lease (top lease) covering all or part of the abovescribed lands, lessee shall have the continuing option by meeting any such offer to acquire such top lease. Any offer must be in writing, and must set forth the proposed Lessee's name, bonus consideration and royalty consideration to be paid for such lease, and include a copy of the lease form to be utilized which form should reflect all pertinent and relevant terms and conditions of the top lease. Lessee shall have fifteen (15) days after receipt, from Lessor, of a complete copy of any such offer to advise Lessor in writing of its election to enter into an oil and gas lease with Lessor on equivalent terms and conditions. If Lessee fails to notify Lessor within the aforesaid fifteen (15) day period of its election to meet any such bona fide offer, Lessor shall have the right to accept said offer.

17. To the extent allowable by law, Lessee shall indemnify and hold harmless the Lessor, its directors, agents, servants and employees from and against any and all claims, liability, losses and/or causes of action, including the reasonable cost of defense, which is caused by any negligent act or omission of the Lessee, its agents, servants, or employees, in the performance of the terms of this Agreement.

Further, the Lessor, to the extent allowable by law, shall indemnify and hold harmless the Lessee, its directors, agents, servants and employees from and against any and all claims, liability, losses and/or causes of action, including the reasonable cost of defense, which is caused by any negligent act or omission of the Lessor, its agents, servants, or employees, in the performance of the terms of this Agreement.

IN WITNESS WHEREOF, this instrument is executed as of the date first above written.

THE CITY OF GREELEY:



Thomas E. Norton
MAYOR

[Signature]
CITY MANAGER

APPROVED AS TO LEGAL FORM:

APPROVED AS TO SUBSTANCE

[Signature]
CITY ATTORNEY

[Signature]
CITY MANAGER

APPROVED AS TO AVAILABILITY OF FUNDS:

[Signature]
DIRECTOR OF FINANCE

MINERAL RESOURCES, INC.:

[Signature]
LOGAN RICHARDSON, LAND MANAGER

3797694 10/10/2011 12:06P Weld County, CO
2 of 3 R 21.00 D 0.00 Steve Moreno Clerk & Recorder

When recorded return to:
Mineral Resources, Inc.
P.O. Box 328
Greeley, CO 80632

EXHIBIT "A"
LEGAL DESCRIPTION

TOWNSHIP 5 NORTH, RANGE 66 WEST, 6TH P.M.

SECTION 11: BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT BEING NORTH 660 FEET FROM THE SOUTHEAST CORNER OF THE NE/4 SOUTH 78D37' WEST, 1210 FEET; THENCE SOUTH 13D55' WEST, 470.18 FEET TO THE EAST/WEST CENTER LINE OF SAID SECTION; THENCE SOUTH 88D27' WEST, 233 FEET; THENCE NORTH 13D55' EAST, 750 FEET; THENCE NORTH 57D16' EAST; 255 FEET; THENCE NORTH 598.25 FEET TO THE SOUTH LINE OF THE NE/4NE/4; THENCE NORTH 86D38' EAST, 1139.29 FEET; THENCE SOUTH 829.52 FEET TO THE POINT OF BEGINNING. ALSO A PARCEL OF LAND DESCRIBED AS FOLLOWS: BEGINNING AT A POINT LYING NORTH 660 FEET FROM THE SOUTHEAST CORNER OF THE SE/4NE/4; THENCE SOUTH 78D37' WEST, 1210 FEET; THENCE SOUTH 13D55' WEST, 470.18 FEET TO THE EAST/WEST CENTER LINE OF SAID SECTION; THENCE NORTH 88D27' EAST, 1299.8' TO THE POINT OF BEGINNING BEING PART OF BITTERSWEET ANNEXATION TO THE CITY OF GREELEY, COUNTY OF WELD STATE OF COLORADO.
CONTAINING 12.17 ACRES, MORE OR LESS

PART OF THE BITTERSWEET 2ND ANNEXATION TO THE CITY OF GREELEY DESCRIBED AS FOLLOWS: BEGINNING AT A POINT LYING NORTH 1489.52 FEET NORTH OF THE SOUTHEAST CORNER OF THE NE/4 OF SAID SECTION; THENCE SOUTH 86D38' WEST, 1139.29 FEET; THENCE NORTH 538 FEET; THENCE NORTH 86D38' EAST, 1139.29 FEET; THENCE SOUTH 538 FEET TO THE POINT OF BEGINNING, THE SAME BEING PLATTED TO BE BITTERSWEET NORTH, CITY OF GREELEY, COUNTY OF WELD, STATE OF COLORADO
CONTAINING 36.26 ACRES, MORE OR LESS

OUT LOT A, BITTERSWEET NORTH REPLAT OF LOT 9, BLOCK 2, CITY OF GREELEY, COUNTY OF WELD, STATE OF COLORADO
CONTAINING 0.0831 ACRES, MORE LESS

ANY OTHER STREETS, ROADS, ALLEYS, SIDEWALKS, EASEMENTS, RIGHTS OF WAY OR PARCELS OR STRIPS OF LAND OWNED OR CLAIMED TO BE OWNED BY LESSOR IN SAID SECTION 11, T5N, R66W, 6TH P.M.

CONTAINING 48.51 ACRES, MORE OR LESS



3797694 10/10/2011 12:06P Weld County, CO
3 of 3 R 21.00 D 0.00 Steve Moreno Clerk & Recorder