

remediation required as provided by state regulations. This assumption of liability, however, does not include any third-party operations on the subject lands or any Surface Owner actions which could cause environmental problems but is limited solely to the actions of Lessee. Lessee hereby indemnifies and holds harmless Surface Owner from any and all environmental problems it causes on the Lands.

6. In the event Surface Owner owns less than the entire fee interest in the Lands, then any payment stated herein shall be proportionately reduced to the interest owned.

7. This Agreement shall remain in full force and effect from the date hereof and for so long thereafter as Lessee's oil and gas operations affecting the Lands are in effect.

8. When the word "Lessee" is used in this Agreement, it shall also mean the successors and assigns of Bayswater Exploration & Production, LLC, including but not limited to its employees and officers, agents, affiliates, contractors, subcontractors and/or purchasers.

9. This Agreement shall be binding upon and inure to the benefit of the heirs, successors and assigns of the parties.

SURFACE OWNER: Linnebur Grain and Buffalo, LLP

BY: [Signature]
TITLE: Managing Partner

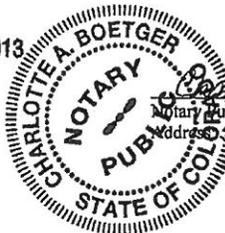
[Signature]
BY: Managing partner

STATE of Colorado)ss
COUNTY of Arapahoe

ACKNOWLEDGEMENT-INDIVIDUAL

BEFORE ME, the undersigned, a Notary Public, in and for said County and State, on this 6th day of February 2013, personally appeared Larry Linnebur + Edward H. Linnebur to me known to be the identical person(s) described in and who executed the within and foregoing instrument of writing and acknowledged to me that they duly executed the same as free and voluntary act and deed for the uses and purposes therein set forth and in the capacity stated therein. Set forth IN WITNESS WHEREOF, I have hereunto set my hand and affixed my notarial seal the day and year last above written.

My Commission Expires: My Commission Expires 6/02/2013



Charlotte A. Boetger
Notary Public:
Address: 38 N Hwy 36 Byers CO 80103