

EXHIBIT "A"

LEASE ADDENDUM AND SURFACE DAMAGE AGREEMENT

THIS LEASE ADDENDUM AND SURFACE DAMAGE AGREEMENT ("Agreement") is attached as Exhibit "A" and made a part of that certain Oil and Gas Lease dated December 15, 2015 by and between Joyce Julia Riggs, also known as Joyce Julia Lewis, a married woman dealing in her sole and separate property hereinafter referred to as "Lessor", and Caerus Washco LLC, hereinafter referred to as "Lessee". Said Oil and Gas Lease is referred to herein as the "Lease".

WITNESSETH:

WHEREAS Lessor owns the surface estate of the following lands, which are the lands subject to this Agreement ("Lessor's Surface Land"):

TOWNSHIP 7 NORTH, RANGE 61 WEST, 6th P.M.

- Section 13: All
 - Section 14: SE/4
 - Section 23: E/2
 - Section 24: NW/4, W/2SW/4
 - Section 35: S/2NE/4, S/2
- Weld County, Colorado

AND, WHEREAS, Lessor and Lessee desire to enter into this Agreement to facilitate and coordinate the use of Lessor's Surface Lands for the purposes of conducting oil and gas exploration and production activities thereon consistent with the Lease, including without limitation, the identification, location, permitting and development of viable drilling pad sites, access roads, pipelines, and utility lines upon Lessor's Surface Lands or lands pooled therewith and for the purpose of settling surface damages related to such activities.

NOW THEREFORE, in consideration of the mutual covenants herein contained, and as contained in the Lease, Lessor grants to Lessee the rights, easements and agreements to utilize the Lessor's Surface Land for the purposes of conducting oil and gas exploration and production activities consistent with the Lease and in accordance with the following terms and conditions:

● [REDACTED]

● [REDACTED]

● [REDACTED]

● [REDACTED]

JR

• [REDACTED]

• [REDACTED]

• [REDACTED]

• [REDACTED]

• [REDACTED]

• [REDACTED]

[REDACTED]

[REDACTED]

• [REDACTED]

[REDACTED]

• [REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

12. To the extent Lessor has consented to the any pad site located outside the designated Greater Wattenberg Area ("GWA"), Owner hereby authorizes Operator to conduct operations outside of a the GWA as specified in COGCC rule 318A.a. Owner also agrees to grant to Operator an exception under COGCC rule 318A.c. This exception is solely intended to minimize surface disturbance on Owner's lands while fully complying with Owner's wishes of this Agreement.

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

18. This Agreement sets forth the entire understanding among the parties hereto regarding the matters addressed herein, and supersedes any previous communications, representations or agreement, whether oral or written. This Agreement shall not be amended, except by written document signed by the parties.

Lessor:

Joyce Julia Riggs
Joyce Julia Riggs, also known as Joyce Julia Lewis, a married woman dealing in her sole and separate property

Lessee:

Caerus WashCo LLC

By: Matthew A. Dwyer

MAM