



10. Lessee 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 land described above and as to any one or more of the formations hereunder, 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 heretofore been completed or upon which drilling operations have been commenced. Production, drilling or reworking operations or a well shut-in for any reason anywhere on a unit which includes all or a part of this lease shall be treated as if it were production, drilling or reworking operations or a well shut-in under this lease. In lieu of the royalties elsewhere herein specified, lessor shall receive on production from the unit so pooled royalties 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.

11. Lessee shall have the right to unitize, pool, or combine all or any part of the land described above 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 land described above 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 the royalty payments to be made hereunder to lessor shall be based upon production only as so allocated.

12. If the estate of either party hereto is assigned or sublet, and the privilege of assigning or subletting in whole or in part is expressly allowed, the express and implied covenants hereof shall extend to the sublessees, successors and assigns of the parties; and in the event of an assignment or subletting by lessee, lessee shall be relieved and discharged as to the leasehold rights so assigned or sublet from any liability to lessor thereafter accruing upon any of the covenants or conditions of this lease, either express or implied. No change in Ownership of the land, royalties, or other payments, however accomplished, shall operate to enlarge the obligations or diminish the rights of lessee or require separate measuring or installation of separate tanks by lessee. Notwithstanding any actual or constructive knowledge of or notice to lessee, no change in ownership of said land or of the right to receive royalties or other payments hereunder, or of any interest therein, whether by reason of death, conveyance or any other matter, shall be binding on lessee (except at lessee's option in any particular case) until one hundred twenty (120) days after lessee has been furnished written notice thereof, and the supporting information hereinafter referred to, by the party claiming as a result of such change in ownership or interest. Such notice shall be supported by original and certified copies of all documents and other instruments or proceedings necessary in lessee's opinion to establish the ownership of the claiming party.

13. In the interest of conservation, the protection of reservoir pressures and recovery of the greatest ultimate yield of oil and/or gas, lessee shall have the right to combine the leased premises with other premises in the same general area for the purpose of operating and maintaining repressuring and recycling facilities, and for such purpose may locate such facilities, including input wells, upon leased premises, and no royalties shall be payable hereunder upon any gas used for repressuring and recycling operations benefiting the leased premises.

14. If lessor, during the primary term of this lease, receives a bona fide offer from a third party to purchase from lessor a lease covering any or all of the substances covered by this lease and covering all or a portion of the land described herein, with such lease to become effective upon expiration of this lease, which lessor is willing to accept from the offering party, lessor hereby agrees to notify lessee in writing of said offer immediately, including in the notice the name and address of the offeror, the price offered and all other pertinent terms and conditions of the offer. Lessee, for a period of fifteen (15) days after the receipt of the notice, shall have the prior and preferred right and option to purchase the lease or part thereof or interest therein covered by the offer at the price and on the terms and conditions specified in the offer. All offers made up to and including the last day of the primary term of this lease shall be subject to the terms and conditions of this paragraph 14. Should lessee elect to purchase the lease pursuant to the terms hereof, it shall so notify lessor in writing by mail, telefax, or telegram prior to expiration of said fifteen (15) day period. Lessee shall promptly thereafter furnish to lessor the new lease for execution by lessor along with lessee's sight draft payable to lessor in payment of the specified amount as consideration for the new lease, such draft being subject to approval of title according to the terms thereof. Upon receipt thereof, lessor shall promptly execute said lease and return same along with the draft through lessor's bank of record for payment.

15. In the event lessor considers that lessee has not complied with all its obligations hereunder, either express or implied, lessor shall notify lessee in writing, setting out specifically in what respects lessee has breached this lease. Lessee shall then have sixty (60) days after receipt of said notice within which to meet or commence to meet all or any part of the breaches alleged by lessor. The service of said notice shall be precedent to the bringing of any action by lessor on said lease for any cause, and no such action shall be brought until the lapse of sixty (60) days after service of such notice on lessee. Neither the service of said notice nor the doing of any acts by lessee aimed to meet all or any of the alleged breaches shall be deemed an admission or presumption that lessee has failed to perform all its obligations hereunder. This lease shall never be forfeited or cancelled for failure to perform in whole or in part any of its implied covenants, conditions, or stipulations until a judicial determination is made that such failure exists and lessee fails within a reasonable time to satisfy any such covenants, conditions, or stipulations.

16. All express and implied covenants of this lease shall be subject to all federal and state, county or municipal laws, executive orders, rules and regulations, and lessee's obligations and covenants hereunder, whether express or implied, shall be suspended at the time or from time to time as compliance with such obligations and covenants is prevented or hindered by or is in conflict with federal, state, county, or municipal laws, rules, regulations or executive orders asserted as official by or under public authority claiming jurisdiction, or Act of God, adverse field, weather, or market conditions, inability to obtain materials in the open market or transportation thereof, wars, strikes, lockouts, riots, or other conditions or circumstances not wholly controlled by lessee, and this lease shall not be terminated in whole or in part, nor lessee held liable in damages for failure to comply with any such obligations or covenants if compliance therewith is prevented or hindered by or is in conflict with any of the foregoing eventualities. The time during which lessee shall be prevented from conducting drilling or reworking operations during the primary term of this lease, under the contingencies above stated, shall be added to the primary term of the lease.

17. Lessor hereby warrants and agrees to defend the title to the lands described above, and agrees that the lessee, at its option, shall have the right at any time to pay for lessor, any mortgage, taxes or other liens existing, levied or assessed on or against the above described lands in the event of default of payment by lessor and be subrogated to the rights of the holder thereof, and lessor hereby agrees that any such payments made by lessee for the lessor may be deducted from any amounts of money which may become due the lessor under the terms of this lease.

18. This lease and all its terms, conditions, and stipulations shall extend to and be binding on all successors in interest, in whole or in part, of said lessor or lessee.

19. With respect to and for the purpose of this lease, lessor, and each of them if there be more than one, hereby release and waive the right of homestead.

WHEREOF witness our hands as of the day and year first above written.

See Exhibit "B" attached hereto and made a part hereof.

Boyer Ridge Land, LLC,  
d/b/a Boyer Ridge Land Company

: 91942 B: 00184 P: 48 OGLSE  
03/31/2008 08:38:25 AM Page: 2 of 4  
R:\$21.00D:\$0.00 Jackson County CO, Hayle Johnson



STATE OF Colorado  
COUNTY OF \_\_\_\_\_

ACKNOWLEDGEMENT-INDIVIDUAL

BEFORE ME, the undersigned, a Notary Public, in and for said County and State, on this 5th day of \_\_\_\_\_, 20 08,

personally appeared \_\_\_\_\_, to

me known to be the identical person \_\_\_\_\_, described in and who executed the within and foregoing instrument of writing and acknowledged to me that \_\_\_\_\_ he \_\_\_\_\_ free and voluntary act and deed, including the release and waiver of the right of homestead, and in the capacity stated therein.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my notarial seal the day and year last above written.

My Commission Expires: \_\_\_\_\_

Notary Public:  
Address: \_\_\_\_\_

\* \* \* \* \*

STATE OF Colorado  
COUNTY OF Jefferson

ACKNOWLEDGEMENT-CORPORATE

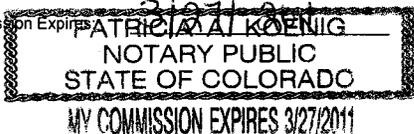
BEFORE ME, the undersigned, a Notary Public, in and for said County and State, on this 5th day of March, 20 08,

personally appeared Pat Boyer, to me known to be the identical person who subscribed the name of the maker thereof

to the foregoing instrument as its authorized member and acknowledged to me that \_\_\_\_\_ he executed the same as his free and voluntary act and deed and as the free and voluntary act and deed of such corporation by authority of its Board of Directors, for the uses and purposes 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: \_\_\_\_\_



Notary Public:  
Address: 141 Union Blvd. Ste 260  
Lakewood CO 80228

**EXHIBIT "A"**

Attached to and made a part of that certain Oil and Gas Lease dated March 5, 2008, by and between Boyer Ridge Land, LLC, d/b/a Boyer Ridge Land Company, as Lessor, and EOG Resources, Inc., as Lessee.

Description of Lands

<u>T-R</u>	<u>SECTION</u>	<u>LEGAL DESCRIPTION</u>	<u>GROSS ACRES</u>
7-80	5	Lot 4, SWNW, W2SW -	160.29
7-80	6	ALL, (a/k/a Lots 1, 2, 3, 4, 5, 6, 7, S2NE, SE, E/2SW, SENW) -	626.51
*7-80	7	ALL, (a/k/a Lots 1, 2, 3, 4, E2W2, E2)-	626.24
7-81	1	SE -	160.00
7-81	2	Lots 1, 2, 3, 4, S2N2, W2SE, SW -	559.92
7-81	3	SENE, SE -	200.00
7-81	10	N2NE -	80.00
7-81	11	N2NW, NWNE -	120.00
7-81	12	N2NE -	80.00
8-80	*19	S2SE, SESW <i>tr. 30</i>	120.00
8-80	*28	SWNW, W2SW <i>tr 30</i>	120.00
8-80	*29	SE, S2NE, SENW, NESW, SWNW, W2SE, SESW, <i>Tr 30</i> less and except a 4.74 acre tract and a 2.37 acre tract	472.89
8-80	*30	Lots 1, 2, E2NW, W2NE, SENE, NESE <i>Tr 30</i>	311.85
8-80	*30	NENE, NWSE, S2SE, SESW <i>tr 30</i>	200.00
8-80	31	W2, a/k/a Lots 1, 2, 3, 4, E/2W/2; -	304.00
8-80	31	N2NE, SWNE, SE -	280.00
8-80	32	N2, N2SW, SWSW, NWSE -	480.00
8-80	*33	NW <i>tr 30</i>	160.00
8-81	*13	SWSW <i>Tr 30</i>	40.00
8-81	23	E2E2, NWNE -	200.00
8-81	*24	W2, W2SE, SESE <i>Tr 30</i>	440.00
8-81	*25	N2N2, SWNE, S2NW <i>tr 30</i>	280.00
8-81	*25	NWSW-	40.00
8-81	26	S2N2, SW, S2SE, NESE -	440.00
8-81	27	SENE, SE -	200.00
8-81	33	S2NE, NWSE, N2SW, SWSW -	240.00
8-81	34	NENW, S2NW, NE, NESE -	320.00
8-81	35	N2NW, SWNW, NWNE, S2NE, SE	480.00
8-81	36	ALL -	640.00
			<u>8,381.70</u>





Exhibit "B"

Attached to and made a part of that certain Oil and Gas Lease dated March 5, 2008, by and between Boyer Ridge Land, LLC, d/b/a Boyer Ridge Land Company, as Lessor, and EOG Resources, Inc., as Lessee.

1. Lessee agrees not to drill any wells upon, nor to locate any tank batteries or other facilities within Section 6, Township 7 North, Range 80 West, 6<sup>th</sup> P.M.
2. Lessee shall have only one (1) well location on surface owned by Lessor located within Section 1, T7N, R81W, at a location to be mutually determined by Lessor and Lessee, subject to all applicable State of Colorado laws and regulations. This one (1) well location may be utilized by Lessee to drill multiple wells from the same well location.
3. Any wells, tank batteries or other facilities located within Section 7, T7N, R80W, shall be located on the south side of the existing tree row, and between the tree row and south fence boundary of Section 7, T7N, R80W, which fence runs southwesterly from Highway 14 along the north side of Jackson County Road 24.
4. Lessee agrees to not utilize the main ranch entrance road from Highway 14 to the ranch headquarters in Section 6, Township 7 North, Range 80 West, 6<sup>th</sup> P.M., for an access road for Lessee's operations, except by automobile or small trucks, if necessary to meet with the ranch management, owners or staff.
5. Lessee agrees not to drill any wells, nor to locate any tank batteries or other facilities within 150 yards of any existing houses, barns, sheds or other buildings located in either Section 6, T7N, R80W or Section 29, T8N, R80W.
6. Lessee agrees to consult with Lessor prior to drilling, and to make a good-faith effort to reasonably accommodate Lessor's wishes and concerns with regard to the actual location of all wells and tank batteries on the subject lands. However, subject to and with the exception of the terms stated above, Lessee shall have the right to determine the final location of all wells and tank batteries on the subject lands, subject to all applicable laws and governmental regulations.
7. If at the expiration of the primary term of this lease or any extension thereof which may occur in accordance with any provisions contained in this lease, any part or parts of the herein leased land that is not included within a well unit or units from which production of either oil, gas and other related hydrocarbons and constituent elements is being obtained, this lease shall terminate as to such part or parts of the leased land which is not included within such producing well unit or units.

Lessor:  
Boyer Ridge Land, LLC, d/b/a  
Boyer Ridge Land Company

\_\_\_\_\_  
By:  
Title: