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**AGREEMENT FOR
RIGHT OF WAY, PIPELINE EASEMENT AND SURFACE ACCESS**

THIS AGREEMENT made and entered into this 1st day of May, 2019, by and between **Three J Ranch, LLC**, hereinafter referred to as "Surface Owner," whose address is 2324 Goff Avenue, Saint Joseph, MO 64505-2235, and **Clear Creek Resource Partners Holdings LLC** hereinafter referred to as "Operator," whose address is 717 17th Street, Suite 1525, Denver, Colorado 80202.

WITNESSETH, that

WHEREAS, Operator wishes to use a portion of Surface Owner's lands for Operator's proposed operations, in order to properly drill, complete, rework or re-complete, equip, operate, maintain, produce and plug and abandon any wells and thereafter restore the surface.

WHEREAS, Surface Owner designates James W. Moravac and Linda M. Moravac as Authorized Signatories for Three J Ranch, LLC in matters related to THIS AGREEMENT.

NOW, THEREFORE, for and in consideration of the mutual covenants and agreements of the parties herein contained, and other good and valuable consideration, the parties hereto AGREE AS FOLLOWS:

1. **Said Land.** Surface Owner owns the surface estate to the following described lands, hereinafter referred to as "Said Land," in Weld County, State of Colorado, to wit:

Township 11 North, Range 64 West of the 6th P.M.
Section 2: All

2. **Right-of-Way.** That in order for Operator to enter, drill, complete, produce and operate oil and/or gas well(s) and production facilities, it is necessary that Operator cross and use certain property of Surface Owner, and the parties do hereby agree as to the damages, the right of entry and surface use thereof. For and in consideration of the hereinafter specified amounts, Surface Owner hereby grants to Operator the right for it, its agents, employees and contractors, and their agents and employees, to enter upon the surface of Said Land along the routes and in the locations set forth in Exhibit A attached hereto and incorporated herein by this reference for the purpose of conducting oil and gas exploration, drilling, production, transportation, and marketing activities within or outside of the Said Lands. Exhibit A shall include the dimensions of all well pads, the locations of the wells, dimension of the production facilities, and locations of access roads. Flow lines, pipelines (for the purposes of this agreement shall include gathering lines for oil, condensate, gas and water, which transport products from Said Land but shall not include gathering lines that transport products from other lands), and power lines located outside of the well pad and production facilities areas shall be placed within or adjacent to access roads, adjacent to property lines, or adjacent to section lines all of which are depicted on the attached Exhibit A. Operator will communicate with Surface Owner with respect to which route depicted on the attached Exhibit A

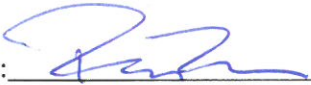
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of 180 days. After said 180 days, any temporary water lines or portions thereof that have been in place on the same route shall be removed, relocated with specific permission of the Surface Owner or buried and, if buried, will require a payment per the terms and conditions of Paragraph 8 matching the initial compensation for the line on a per rod basis and at each 12 month interval that the line(s) is present.

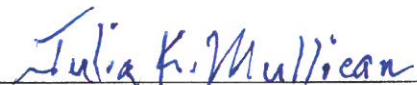
IN WITNESS WHEREOF, THE PARTIES HERETO HAVE SET THEIR HANDS, THE DAY AND YEAR FIRST ABOVE WRITTEN.

OPERATOR: Clear Creek Resource Partners Holdings, LLC

By: Clear Creek Resource Partners LLC, its sole member

By: 
Ryan Zorn – President & CFO

SURFACE OWNER: Three J Ranch, LLC

By: 
Julia K. Mullican - Operating Manager