

OIL AND GAS LEASE

THIS AGREEMENT made this 1st day of January, 1952, between
John and Annie Tomera, husband and wife

Lessor (whether one or more), and, Frank L. Asta and Johnny R. Stieber
Lessee, WITNESSETH:

1. Lessor in consideration of One (1) Dollars
(\$ 1.00), in hand paid, of the royalties herein provided, and of the agreement of Lessee herein contained, hereby grants
leases and lets exclusively unto Lessee for the purpose of investigating, exploring by geophysical and other methods, prospecting,
drilling and mining for and producing oil, gas, and other hydrocarbons, laying pipe lines, building tanks, power stations, telephone
lines and other structures thereon to produce, save, take care of, treat, transport and own said products, and housing its employees,
and the exclusive right of injecting water, brine, and other fluids into subsurface strata, the following described land in
Lincoln County, Wyoming, to-wit:

Sec. 20, NE 1/4, S. 12E.
Sec. 27, NE 1/4, S. 12E.
Sec. 32, NE 1/4, S. 12E. All in T. 31 North, Range 52 East.

of Section 20, Township 31N, Range 52E.
It being intended hereby to include herein all lands and interests therein appurtenant to said described lands, owned or claimed by Lessor. For rental payment

purpose said leased lands shall be deemed to contain 1.00 acres, more or less.

2. Subject to the other provisions herein contained, this lease shall be for a term of 10 years from this date (called "primary term") and as long thereafter
as oil, gas, or other hydrocarbons are produced from said land hereunder, or drilling or reworking operations are conducted thereon.
The royalties to be paid by Lessee are: (a) on oil, one-eighth of that produced and saved from said land, the same to be delivered at the wells or to the
credit of Lessor into the pipe line to which the wells may be connected; At Lessee's option, Lessee may from time to time purchase any royalty oil in its possession,
paying the market price at the wells therefore prevailing for the field where produced on the date of purchase; (b) on gas, including casinghead gas or other
hydrocarbon substance, produced from said land and sold or used on the premises or in the manufacturing of gasoline or other products therefrom, the market value
at the well of one-eighth of the gas so sold or used, provided that on gas sold at the well the royalty shall be one-eighth of the amount realized from such sale;
where gas from a well producing gas only is not sold or used, Lessee may pay as royalty \$100.00 per well per year and if such payment is made it will be con-
sidered that gas is being produced within the meaning of Paragraph 3 hereof. Lessee shall have free use of oil and gas for all operations hereunder, and the royalty
on oil and gas shall be computed after deducting any so used. Lessee shall have the right to drill for, develop and use free of cost such water on said lands as it
may require for its operations thereon or on adjacent lands, except water from ditches, ponds, reservoirs or wells of Lessor. Lessor shall have the privilege as his
risk and expense of using gas from any gas well on said land for stoves and inside lights in the principal dwelling thereon out of any surplus gas not needed for
operation hereunder.

4. If operations for drilling are not commenced on said land on or before one year from this date the lease shall then terminate as to both parties, unless
on or before such anniversary date Lessee shall pay or tender to Lessor or to the credit of Lessor in Howard Bank of Commerce

Bank at Elko (which bank and its successors are Lessor's agent and shall continue as the
depository for all rentals payable hereunder regardless of changes in ownership of said land or the rentals either by conveyance or by the death or incapacity of

Lessor) the sum of Two Hundred Fifty Dollars (\$ 250.00), (herein called rental), which
shall cover the privilege of deferring commencement of operations for drilling for a period of twelve (12) months each during the primary term. The
annual payment of operations for drilling may be further deferred for successive periods of twelve (12) months each during the primary term. The
payment or tender of rental herein referred to may be made in currency, draft or check at the option of the Lessee; and the depositing of such currency, draft or
check in any post office, properly addressed to the Lessor, or said bank, on or before the rental paying date, shall be deemed payment as herein provided. If such
payment (or any money order) should fail, liquidate or be succeeded by another bank, or for any reason fail or refuse to accept rental, Lessee shall not be held in
default for failure to make such payment or tender of rental until thirty (30) days after Lessee shall deliver to Lessor a proper recordable instrument, naming
another bank as agent to receive such payment or tender. The down cash payment is considered for this lease according to its terms and shall not be allocated as
rental for a period. Lessee may at any time execute and deliver to Lessor or to the depository above named or place of record a release or releases covering
any portion or portions of the above described premises and thereby surrender this lease as to such portion, if compliance is observed by Lessee as to the
acreage surrendered, and thereafter the rentals payable hereunder shall be reduced in the proportion that the acreage covered hereby is reduced by said release
or releases.

5. Should any well drilled on the above described land during the primary term before production is obtained be a dry hole, or should production be obtained
during the primary term and thereafter cease, then and in either event, if operations for drilling an additional well are not commenced or operations for reworking
an old well are not resumed on said land on or before the first rental paying date next succeeding the cessation of production or drilling or reworking on said well
or wells, then this lease shall terminate unless Lessee, on or before said date, shall resume the payment of rental. Upon resumption of the payment of rental,
Section 4 governing the payment of rental, shall continue. The force and effect of this lease shall be as though there had been no interruption in the rental payments. If during the last year
of the primary term and prior to the discovery of oil, gas, or other hydrocarbons on said land Lessee should drill a dry hole thereon, or if after discovery of oil,
gas, or other hydrocarbons before or during the last year of the primary term the production thereof should cease during the last year of said term from any
cause, no rental payment or operations are necessary in order to keep the lease in force during the remainder of the primary term. If, at the expiration of the pri-
mary term, Lessee is conducting operations for drilling a new well or reworking an old well, or, if, after the expiration of the primary term production on this
lease shall cease, this lease nevertheless shall continue as long as said operations continue or additional operations are had, which additional operations shall be
deemed to be had, where not more than sixty (60) days elapse between abandonment of operations on one well and commencement of operations on another well,
and if production is discovered, this lease shall continue as long thereafter as oil, gas, or other hydrocarbons are produced and as long as additional operations are
had.

6. Lessee shall have the right at any time without Lessor's consent to surrender all or any portion of the leased premises and be relieved of all obligation
as to the acreage surrendered. Lessee shall have the right at any time during or after the expiration of this lease to remove all property and fixtures placed by Lessee
on said land, including the right to draw and remove all casing. When required by Lessor, Lessee will bury all pipe lines below ordinary plow depth, and no well
shall be drilled within two hundred (200) feet of any residence or barn now on said land without Lessor's consent. The Lessee agrees to promptly pay to the owner
thereof any damages to irrigated or cultivated growing crops, or improvements, caused by or resulting from any operations of Lessee.

7. The rights of either party hereunder may be assigned, in whole or in part, and the provisions hereof shall extend to the heirs, successors and assigns
of the parties hereto, but no change or division in ownership of the land, royalty, or royalties, however accomplished, shall operate to enlarge the obligations or
diminish the rights of Lessee. No change in the ownership of the land, or any interest therein, shall be binding on Lessee until Lessee shall be furnished with a
certified copy of all recorded instruments, all court proceedings and all other necessary evidence of any transfer, inheritance, or sale of said rights. In event of the
assignment of this lease as to a segregated portion of said land, the rentals payable hereunder shall be apportionable among the several leasehold owners ratably
according to the surface area of each, and default in rental payment by one shall not affect the rights of other leasehold owners hereunder. In case Lessee assigns
this lease, in whole or in part, Lessee shall be relieved of all obligations with respect to the assigned portion or portions arising subsequent to the date of assign-
ment.

8. 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 herewith, if compliance is prevented by, or if such failure is the
result of any such Law, Order, Rule or Regulation, or if prevented by act of God, of the public enemy, labor disputes, inability to obtain material, failure of
transportation, or other cause beyond the control of Lessee. It is further agreed that this lease shall never be forfeited or canceled for failure to perform in whole
or in part any of its implied covenants, conditions, or stipulations until it shall have first been judicially determined that such failure exists, and after such
final determination, Lessee is given a reasonable time thereafter to comply with any such covenants, conditions or stipulations.

9. Lessor hereby warrants and agrees to defend the title to said land and agrees that Lessee at its option may discharge any tax, mortgage or other lien upon
said land, either in whole or in part, and in event Lessee does so, it shall be subrogated to such lien with the right to enforce same and apply rentals and royalties
accruing hereunder toward satisfying same. Without impairment of Lessee's rights under the warranty in event of failure of this, it is agreed that if Lessor owns
an interest in said land less than the entire fee simple estate, then the royalties and rentals to be paid Lessor shall be reduced proportionately.

10. Lessee hereby releases and waives all rights of homestead.
All of the provisions of this lease shall inure to the benefit of and be binding upon the parties hereto, their heirs, administrators, successors and assigns.

This agreement shall be binding on each of the above named parties who sign the same, regardless of whether it is signed by any of the other parties.

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

John and Annie Tomera
Frank L. Asta and Johnny R. Stieber