

OIL AND GAS LEASE

AGRI 1301. Made and entered into this 6th day of February, 19 89 by and between
Stewart R. Wilson, Trustee for Pete Elia Trust
P.O. Box 389, Elko, Nevada 89801

party of the first part, hereinafter called lessor, (whether one or more) and Loma Energy Corp., P.O. Box 21395
Billings, Montana 59104, party of the second part, hereinafter called lessee.

WITNESSETH That the lessor for and in consideration of Ten and More Dollars
 in hand paid, receipt of which is hereby acknowledged, of the royalties herein provided, and of the agreements of lessee herein contained, hereby grants, demises,
 leases and lets exclusively unto lessee for the purpose of investigating, exploring, prospecting, drilling and mining for and producing oil, gas, casinghead gas and
 other hydrocarbons and including all other products produced therefrom; laying pipe lines, building tanks, power stations, telephone lines and other structures
 thereon to produce, store, take care of, treat, transport, and sell products, and housing its employees, the following described land in
Elko and Bureau County, State of Nevada, to-wit:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

including all minerals hereinafter named underlying lakes, streams, roads, easements and rights-of-way when traverse or upon said lands owned or claimed by
 lessor, or which may hereafter be established to be owned by lessor, and also in addition to the above described land and rights, any and all strips or parcels of land,
 other than those constituting regular governmental subdivisions, adjoining or contiguous to the above described land and owned or claimed by lessor, all of the
 foregoing land being hereinafter referred to as said land or leased premises. For the purpose of calculating the rental payments for which provision hereinafter is
 made, said land shall be treated as comprising 4,828.61 acres whether it actually

comprises more or less. FIVE YEARS from this date (called primary term) and as
 long thereafter as oil, gas, casinghead gas or other hydrocarbons or either of any of them, is produced therefrom, or as much longer as the lease is in good
 faith shall conduct drilling operations or reworking operations thereon and should production result from such operations, this lease shall remain in full force and
 effect as long as oil, gas, casinghead gas or other hydrocarbons shall be produced therefrom.

In consideration of the premises it is hereby mutually agreed as follows:
 1. The lessee shall deliver to the credit of the lessor as royalty, free of cost, in the pipe line to which lessee may connect its wells the equal one-eighth (1/8)
 part of all oil produced and saved from the leased premises, or lessee may from time to time at its option purchase any royalty oil in its possession, paying the
 market price thereof prevailing for oil of like grade and gravity in the field where produced on the date of purchase.

2. The lessee shall pay lessor, as royalty, on gas, including casinghead gas or other gaseous substances, produced from the leased premises and sold or used
 off the premises or used in the manufacture of gasoline or other products, the market value at the well of one-eighth of the gas sold or used, provided that on gas
 sold the royalty shall be one-eighth of the amount realized from such sale. The amount realized from the sale of gas shall be the price established by the gas sales
 contract entered into in good faith by lessee and a gas purchaser for such term and under such conditions as are customary in the industry. "Price" shall mean the
 net amount received by lessee after giving effect to applicable regulatory orders and after application of any applicable price adjustments specified in such contract
 or regulatory orders. In the event lessee compresses, treats, purifies, or dehydrates such gas (whether on or off the leased premises) or transports gas off the leased
 premises, lessee in computing royalty hereunder may deduct from such price a reasonable charge for each of such functions performed. If a well capable of
 producing gas or gas and gas-condensate or distillate in paying quantities located on the leased premises for an acreage pooled with all or a portion of the leased
 premises into a unit for the drilling or operation of such well is at any time shut-in and no gas or gas-condensate or distillate therefrom is sold or used off the
 premises for the manufacture of gasoline or other products, nevertheless such shut-in well shall be deemed to be a well on the leased premises producing gas in
 paying quantities and this lease shall continue in force during all of the time or times while such well is so shut-in, whether before or after the expiration of the
 primary term hereof. Lessee shall use reasonable diligence to market gas or gas-condensate or distillate capable of being produced from such shut-in well but shall be
 under no obligation to market such products under terms, conditions or circumstances which, in lessee's judgment exercised in good faith, are unsatisfactory. Lessee
 shall be obligated to pay, or tender to lessor within 45 days after the expiration of each period of one year in length (annual period) during which such well is so
 shut-in, as royalty, an amount equal to annual delay rental hereunder provided applicable to the interest of lessor in acreage embraced in this lease as of the end of such
 annual period, provided that if gas or gas-condensate or distillate from such well is sold or used as aforesaid before the end of such annual period, or if, at the end of
 such annual period, this lease is being maintained in force and effect otherwise, then by reason of such shut-in well, lessee shall not be obligated to pay or tender, for
 that particular annual period, said sum of money. Such payment shall be deemed a royalty under all provisions of this lease. Such payment may be made or
 tendered to lessor or to lessor's credit in the designated depository bank in the manner prescribed for the payment of delay rentals. Royalty ownership as of the last
 day of each such annual period as shown by lessor's records shall govern the determination of the party or parties entitled to receive such payment.

3. If operations for the drilling of a well for oil or gas are not commenced on said land on or before one year from this date, this lease shall terminate as to

both parties, unless the lessee shall, on or before one year from this date, pay or tender to the lessor or for the lessor's credit in

PAY DIRECT TO LESSOR XXXX at Above Address or its successor or successors, which
 bank and its successors are lessor's agents and which shall continue as the depository regardless of changes in the ownership of the land or in the oil or gas or the
 rentals to accrue hereunder, the sum of Four Thousand Eight Hundred Twenty Eight and 41/100 Dollars which
 shall operate as a rental and cover the privilege of deferring the commencement of operations for the drilling of a well for a period of one year. In like manner and
 upon payments or tenders, the commencement of operations for the drilling of a well may be further deferred for like periods successively during the primary term
 of this lease. And it is understood and agreed that the consideration first recited herein, the down payment, covers not only the privileges granted in the date when
 said rental is payable as aforesaid, but also the lessee's option of extending that period as aforesaid, and any and all other rights conferred. All payments or tenders
 may be made by check, or draft, or lessee or any assignee thereof, mailed or delivered on or before the rental paying day. Lessee may at any time execute and
 deliver to lessor 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 or portions and be relieved of all obligations as to the acreage surrendered and thereafter the rentals payable hereunder shall be reduced in the proportion
 that the acreage covered herein is reduced by said release or releases.

4. If prior to discovery of oil or gas on said premises lessee should drill a dry hole or holes thereon, or if after discovery of oil or gas all wells thereon should
 become incapable of producing for any cause, this lease shall not terminate if lessee commences operations for additional drilling or for reworking within sixty (60)
 days thereafter, or if lessee should, prior to the expiration of the primary term, or if lessee should, on or before the rental paying day next ensuing after
 the expiration of sixty (60) days from date of completion of dry hole operation or production. If at the expiration of the primary term there is no well upon the
 leased premises capable of producing oil, gas, casinghead gas or other hydrocarbons, but lessee has commenced operations for drilling or reworking thereon, the
 lease shall remain in force, so long as operations are prosecuted with no cessation of more than sixty (60) days, whether such operations be on the same well or on a
 different or additional well or wells, and if they result in the production of oil, gas, casinghead gas or other hydrocarbons, so long thereafter as oil, gas, casinghead
 gas or other hydrocarbons or either or any of them is produced from the leased premises.

5. If said lessor owns a less interest in the above described land than the entire and undivided fee simple estate herein, then the royalties and rentals herein
 provided for shall be paid the lessor only in the proportion of its interest in the land to the entire and undivided fee.

6. Lessee shall have the free use of oil, gas, casinghead gas and water regardless of the location of the land, except water from lessor's wells, for all
 operations hereunder, and the royalty on oil, gas and casinghead gas shall be computed after deducting any so used.

When requested by lessor, lessee shall bury live pipe lines below plow depth.

No well shall be drilled nearer than 200 feet to the house or barn now on said premises, without the written consent of the lessor.

Lessee shall pay for damages caused by its operations to growing crops on said land.

Lessee shall have at any time that not the obligation to remove all improvements, machinery, and fixtures placed or erected by lessee on said

premises, including the right to pull and remove casing.

7. The rights of other party hereunder may be assigned in whole or in part, and the provisions hereof shall extend to the heirs, executors, administrators,
 successors and assigns of the parties hereto. Notwithstanding any actual or constructive knowledge of or notice to lessee, no change or division in the ownership of
 the lands, royalties, or rentals, however accomplished, shall be binding upon the lessor except at lessee's option in any particular case, until sixty (60) days after
 lessor shall have been furnished with the original, a copy certified by the official recorder of the county where the land or some part thereof is located, or a
 photostat of the recorded instrument or instruments evidencing the change or transfer, including any intermediate transfer from the lessor or his assigns not
 theretofore furnished to lessee; and such change or transfer shall not affect any payments made prior to said date whether or not due. In case of death of any person
 entitled to receive royalties or rentals, the evidence of change in ownership shall consist of letters of administration or final decree of distribution of the estate of
 the decedent issued by a court of competent jurisdiction, or a duly authenticated copy of the same, or may be the same as according to the records as disclosed by
 continue to pay such royalties and rentals as if such change or transfer had not been made; or, at lessee's option, may suspend the payment thereof until sixty (60)
 days after such evidence is received. No change or division in the ownership of the land, royalties, or rentals shall operate to enlarge the obligations or diminish the
 rights of the lessor. No division of royalties shall be made effective except at the end of a calendar month. If the ownership of royalties becomes changed into
 separate divided portions of said land and the owner of any such royalty desires separate gauges for production from such separate tract, he shall request the lessee
 to set separate measuring and receiving tanks and pay to the lessee in advance the lessee's estimated cost of procuring and setting such tanks and making the
 connections thereon, and the owner of such royalty, if it is done, lessee may pay such royalties to the separate owners jointly or may suspend payment until such time as
 said separate owners shall agree in writing upon an apportionment of such royalties, and thereafter the several leasehold owners may varyably
 lease as to a segregated portion or portions of said land, all rentals payable hereunder shall be apportionable as between the several leasehold owners variably
 according to the surface area of each, and default in rental payment by one shall not affect the rights of other leasehold owners hereunder. The acreage included in
 any assignment as aforesaid in good faith shall be conclusive for the purpose of payment of rentals. Whether or not this lease is owned by one party or by two
 or more different parties, production under the terms of this lease, or drilling or reworking operations on any portion of the land above described, shall keep this
 lease in effect upon all the land herein leased. The lessee shall not be liable for the failure of any subsequent owner of this lease, in whole or in part, to perform the
 terms, conditions or obligations of this lease, express or implied. Offsetting shall never be required to protect one portion of the leased premises against damage
 through a well or wells on another portion of the leased premises. If six or more parties become entitled to royalty on and to lessee may withhold payment thereof
 unless and until furnished with a recordable instrument executed by all such parties designating a trustee to receive payment for all.

8. Lessee shall have the right to mine, pool, or combine all or any part of the above described lands 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 in 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 said above described lands 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. Lessor shall formally express lessee's consent to any cooperative or unit plan of development or operation
 adopted by lessee and approved by any governmental agency by executing the same upon request of lessee.

9. In addition to and not in limitation of the rights granted in paragraph 8 hereof, lessor is hereby granted the right and option to consolidate, pool or combine the lands covered by this lease, or any portion or portions thereof, or any stratum or strata thereunder, with other lands or like strata thereunder for the development thereof or for the production therefrom of oil, gas, casinghead gas or other hydrocarbons, or any or all of said products, when in lessor's discretion and judgment it is advisable so to do for proper development or operation of the premises, or to conform to spacing or zoning rules of any lawful authority, such consolidation, pooling or combining to be into units of such shape and dimensions as lessor may elect provided that any such unit when completed shall be composed of tracts each of which is contiguous to, touches or corners with some one or more of the other tracts in the unit in such manner as to form one connected tract or unit, and provided, further, that any tracts included in any such unit separated only by a street, alley, road, railroad, canal, stream, right-of-way or other similar strip or parcel of land shall be considered as contiguous, connecting or touching within the meaning of this paragraph. Any unit formed under this paragraph for production of oil and casinghead gas shall not exceed one hundred sixty (60) acres in surface area, and for production of dry or gas well gas or dry or gas well gas and condensate or distillate shall not exceed six hundred sixty (660) acres in surface area. If some larger unit for the production of oil and casinghead gas or dry or gas well gas or dry or gas well gas and condensate or distillate is permitted or prescribed by lawful authority, then in such event such larger unit shall control, provided that, if governmental survey units be irregular in size in the area of this lease, the size of any of the units mentioned herein may be increased to the size of the then existing governmental survey unit nearest in size to the unit acreage prescribed herein. The right and option herein granted to lessor may be exercised at any time or from time to time, whether before or after production is secured and whether or not a unit may theretofore have been created for some other product, by executing in writing an instrument identifying and describing the unit created, and by delivering a copy thereof to lessor or by recording a copy thereof in the county where the land is located. The lands in any such unit shall be developed or operated as one tract and any operations for the drilling of a well on or production from such unit, whether or not from lands described in this lease, shall be deemed to be drilling operations on or production secured on lands subject to this lease for all purposes except for the purpose of payment of royalty hereunder; provided, further, that any operations for drilling and completing a well on any such unit shall be deemed to be operations on the lands described in this lease and under the terms thereof regardless of whether said operations result in a well of the type covered in the instrument declaring such unit or a well of a type not covered by such instrument. In lieu of the royalties elsewhere herein specified, the lessor shall receive from production on any such unit only such portion of the royalty, at the rate stipulated elsewhere herein, as lessor's acreage in the amount of any rental which may be payable under the terms of this lease.

10. In the interest of conservation, the protection of reservoir pressures and recovery of the greatest ultimate yield of oil and/or gas, lessor 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 the leased premises, and no royalties shall be payable hereunder upon any gas used for repressuring and recycling operations benefiting the leased premises.

11. Lessor hereby warrants and agrees to defend the title to the land herein described and agrees that the lessee, at its option, may pay and discharge any taxes, mortgage, or other liens existing, levied, or assessed on or against the above described lands and, in event it exercises such option, it shall be subrogated to the rights of any holder or holders thereof and may reimburse itself by applying to the discharge of any such mortgage, tax or other lien, any royalty or rentals accruing hereunder.

12. In the event lessor considers that lessee has not complied with all its obligations hereunder, both express and implied, lessor shall notify lessee in writing, setting out specifically in what respects lessee has breached this contract. 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.

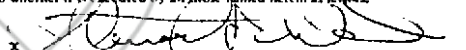
13. All express and implied covenants of this lease shall be subject to all federal and state laws, executive orders, rules and regulations, and this lease shall not be terminated, in whole or in part, nor lessor held liable in damage for failure to comply therewith if compliance is prevented by, or if such failure is the result of, any such law, order, rule or regulation, or if such compliance is prevented by or failure is the result of inability of lessee through no fault of its own, to obtain sufficient and satisfactory material and equipment to justify the commencement of drilling operations or to continue production of oil or gas from the leased premises.

14. This lease and all its terms, conditions, and stipulations shall extend to and be binding on all successors of said lessor or lessee.

15. 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.

16. This lease shall be binding upon each party who executes it without regard to whether it is executed by all those named herein as lessors.

WIT BEFORE US, the day and year first above written.

X 
Stewart R. Wilson, Trustee for
Pete Eila Trust
S.S.# 88 6037032
S.S.#
S.S.#

NEVADA INDIVIDUAL ACKNOWLEDGMENT

STATE OF _____
COUNTY OF _____
On this _____ day of _____, in the year _____, before me _____, known to me to be the person whose name is subscribed to the within instrument, and acknowledged to me that he executed the same.
Notary Public, personally appeared _____
Notary Public
My Commission expires: _____ Place of Residence: _____

NEVADA CORPORATE ACKNOWLEDGMENT

STATE OF Nevada
COUNTY OF Elko
On this 10th day of February, in the year 1989, before me Judith A. Stramel
Notary Public, personally appeared Stewart R. Wilson, known to me to be the Trustee
of the PETE EILA TRUST that executed the within instrument and acknowledged to me that such person executed the same.
Notary Public
Elko, Nevada
My Commission expires: _____
Place of Residence: _____

JUDITH A. STRAMEL
Notary Public - State of Nevada
Elko County, Nevada
App. Expires 1-26-92

No. _____
OIL AND GAS LEASE
FROM _____
TO _____
State of _____ County _____
This instrument was filed for record on the _____ day of _____, 19____, at _____ o'clock, _____ M., and duly recorded in Book _____ Page _____ of the records of this office.
County Clerk—Register of Deeds.
By _____ Deputy.
When recorded return to _____

EXHIBIT "A"

DESCRIPTION OF LANDS IN ELKO & EUREKA COUNTIES, NEVADA

Township 31 North, Range 52 East M.D.M.

Section 3: Lot 1 (39.63), SE $\frac{1}{4}$ NE $\frac{1}{4}$

Section 5: Lots 1 (39.49), 2 (39.51), 3 (39.53), 4 (39.55)

Township 32 North, Range 52 East M.D.M.

Section 1: Lots 3 (40.61), 4 (40.85), S $\frac{1}{2}$ NW $\frac{1}{4}$, SW $\frac{1}{4}$

Section 9: All

Section 11: All

Section 13: All

Section 21: All

Section 23: All

Section 33: N $\frac{1}{2}$

Section 35: Lots 1 (40.0), 2 (40.0), 3 (40.0), 4 (40.0), 5 (40.0), 6 (40.0),
7 (40.0), 8 (40.0), 9 (26.87), 10 (27.16), 11 (27.46), 12 (27.75),
N $\frac{1}{2}$

Signed for identification: _____

Stewart R. Wilson, Trustee for
Pete Elia Trust

INDEXED

RECORDED AT THE REQUEST OF

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Loma Energy Corp.

'89 MAY 11 P2-07

OFFICIAL RECORD
EUREKA COUNTY, NEVADA
M.N. McALLISTER, CLERK

FILE NO. 127202

FEE \$7.00 FILE # 273969

FILED FOR RECORD
AT REQUEST OF

Loma Energy Corp.

'89 APR 21 P1-23

RECORDED BY 674 PC 385
JERRY D. REYNOLDS
ELKO CO. RECORDER

273969

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