SIDE LETTER AGREEMENT

This Side Letter Agreement to that certain Oil and Gas Lease, dated November _____, 2018, by and between the Board of County Commissioners, of the County of Archuleta, Colorado, as Lessor, and Southland Royalty Company LLC, as Lessee (hereinafter, the "Lease"), is hereby entered into by such Lessor and Lessee, and the parties hereby agree as follows:

1. In the event that there is any conflict between the terms of this Side Letter Agreement and the terms of the Lease, the terms of this Side Letter Agreement shall control.

2. Lessee shall have the option to extend the Lease for an additional term of two (2) years by tendering additional bonus consideration equal to One Hundred and Fifty Percent (150%) of the bonus consideration paid under the terms of the Lease. To avoid doubt, the parties hereby agree that such additional bonus consideration shall be Four Hundred and Fifty Dollars ($450.00) per net mineral acre.

3. As evidence of the payment of the additional bonus and the extension of the Primary Term, Lessee shall, contemporaneously with the payment of the additional bonus, execute and file of record in the county where the leased premises are located, a notice that it has elected to and has paid to Lessor the additional bonus, and the Primary Term of the Lease has been extended for a period of two (2) years.

Agreed to and accepted this _____ day of November, 2018.

Lessor:

Board of County Commissioners, of the County of Archuleta, Colorado

_____

Steve Wadley
Chairman of the Archuleta County Commissioners

Lessee:

Southland Royalty Company LLC

_____

Vaughn O. Vennerberg, II
President

STATE OF COLORADO)
) : ss. Acknowledgment
COUNTY OF ARCHULETA)

BEFORE ME, the undersigned, a Notary Public, in and for said County and State, on this _____ day of November, 2018, personally appeared: **Steve Wadley, as Chairman of the Archuleta County Commissioners** 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 duly executed the same as his free and voluntary act and deed 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 in and for
the State of Colorado

(affix seal)

STATE OF TEXAS)
) : ss. Acknowledgment
COUNTY OF TARRANT)

BEFORE ME, the undersigned, a Notary Public, in and for said County and State, on this _____ day of November, 2018, personally appeared: **Vaughn O. Vennerberg, II, as President of Southland Royalty Company LLC** 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 duly executed the same as his free and voluntary act and deed 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 in and for the State of
Texas

(affix seal)