

**CONSENT FOR PAYMENT OF BONUS TO CALDWELL, EAST & FINLAYSON PLLC**  
**AND AGREEMENT TO DEDUCT LEGAL FEES**  
**CEF File No. 2201.965**

**Tracts:** 107.101 acres, more or less, in the Southwest Quarter (SW/4) of Section 26, Block 31, Township 1 North, T & P Ry Co. Survey, Howard County, Texas, being the same tract set aside to Allan Guthrie in paragraph 1.C of that certain Partition Deed dated July 16, 2001 and between Betty Jean Lee, Shirley Guthrie, John Allan Guthrie and wife Ethel Guthrie, and Janet Sims and recorded in Volume 836, at Page 311, of the Official Public Records of Howard County, Texas; 27.086 acres, more or less, in the Southeast Quarter (SE/4) of Section 27, Block 31, Township 1 North, T & P Ry Co. Survey, Howard County, Texas, being all of that certain 107.086 acres, more or less, set aside to Shirley Guthrie in paragraph 1.B of that certain Partition Deed dated July 16, 2001 and between Betty Jean Lee, Shirley Guthrie, John Allan Guthrie and wife Ethel Guthrie, and Janet Sims and recorded in Volume 836, at Page 311, of the Official Public Records of Howard County, Texas, less and except 80 acres lying within the Guthrie-Buford #27 1H Unit described in that certain Designation of Pooled Unit and Declaration of Pooling recorded in Volume 1006, at Page 175, of the Official Public Records of Howard County, Texas; 46 acres, more or less, out of the East Half of the Northeast Quarter (E/2 of NE/4) of Section 27, Block 31, Township 1 North, T & P Ry Co. Survey, Howard County, Texas, and being bounded: to the North by an 80 acre tract comprised of 50 acres conveyed to W. H. Robinson by deed dated March 11, 1930 and recorded in Book 80, at Page 307, of the Deed Records of Howard County, Texas, and 30 acres conveyed to W. H. Robinson by deed dated January 26, 1915 and recorded in Book 33, at Page 180, of the Deed Records of Howard County, Texas; to the East by Section 26; to the South by a 107.086 acre tract conveyed to Shirley Guthrie and a 107.094 acre tract conveyed to Janet Sims in that certain Partition Deed dated July 16, 2001 and recorded in Volume 836, at Page 311, of the Official Public Records of Howard County, Texas; and to the West by the Guthrie-Buford #27 Unit; and 107.094 acres, more or less, in the Southwest Quarter (SW/4) of Section 26 and the Southeast Quarter (SE/4) of Section 27, Block 31, Township 1 North, T & P Ry Co. Survey, Martin County, Texas, being all of that certain 107.094 acres, more or less, set aside to Janet Sims in paragraph 1.D of that certain Partition Deed dated July 16, 2001 and between Betty Jean Lee, Shirley Guthrie, John Allan Guthrie and wife Ethel Guthrie, and Janet Sims and recorded in Volume 836, at Page 311, of the Official Public Records of Howard County, Texas.

**Oil and Gas Lease:** Those certain Paid-up Oil and Gas Lease dated effective August 25, 2022, from the undersigned to Corsicana Oil & Gas Company, LLC as Lessee, covering the above noted Tracts

**Bonus:** \$430,921.50 (287.281 net mineral acres x \$1,500.00)

**Deductions:** Legal Fees - \$4,750.00; Retainer - \$750.00 (paid); Expenses - \$120.00

**Distribution of Bonus:**

|  |                                     |                           |
|--|-------------------------------------|---------------------------|
| John Allan Guthrie, Jr.                | 31.3608% interest in \$430,921.50 = | \$ 135,140.25             |
| <i>Less Legal Fees</i>                 | 31.3608% of \$4,750.00 =            | \$ 1,489.64               |
| <i>Less Legal Expenses</i>             | 31.3608% of \$120.00 =              | \$ 37.63                  |
| <i>Less Retainer</i>                   | 31.3608% of \$750.00 =              | \$ 235.21                 |
|  |                                     | <b>Net: \$ 133,377.77</b> |
| Gilbert Lea Guthrie                    | 31.3608% interest in \$430,921.50 = | \$ 135,140.25             |
| <i>Less Legal Fees</i>                 | 31.3608% of \$4,750.00 =            | \$ 1,489.64               |
| <i>Less Legal Expenses</i>             | 31.3608% of \$120.00 =              | \$ 37.63                  |
| <i>Plus Reimbursement for Retainer</i> | 68.6392% of \$750.00 =              | \$ 514.79                 |
|  |                                     | <b>Net: \$ 134,127.77</b> |
| Charles Edwin Sims II                  | 37.2784% interest in \$430,921.50 = | \$ 160,641.00             |
| <i>Less Legal Fees</i>                 | 37.2784% of \$4,750.00 =            | \$ 1,770.72               |
| <i>Less Legal Expenses</i>             | 37.2784% of \$120.00 =              | \$ 44.74                  |
| <i>Less Retainer</i>                   | 37.2784% of \$750.00 =              | \$ 279.58                 |
|  |                                     | <b>Net: \$ 158,545.96</b> |

BY MY SIGNATURE BELOW, I HEREBY AGREE TO THE CALCULATIONS AND PAYMENTS SET FORTH ABOVE. I ALSO AUTHORIZE THE GRANTEE TO PAY DIRECTLY TO CALDWELL, EAST & FINLAYSON PLLC ("CEF") THE BONUS SHOWN ABOVE, TO BE HELD IN TRUST BY CEF. I HEREBY AUTHORIZE CEF TO DEDUCT FROM THE BONUS THE TOTAL AMOUNT OF LEGAL FEES AND LEGAL EXPENSES SHOWN ABOVE, AND TO PAY THE BALANCE TO ME ACCORDING TO THE CALCULATIONS AS SET FORTH ABOVE, AS SOON AS CEF BELIEVES THE CHECK HAS CLEARED THE BEC TRUST ACCOUNT. I UNDERSTAND CEF WILL NORMALLY HOLD FUNDS FROM CHECKS IN ITS TRUST ACCOUNT 7-10 BUSINESS DAYS AND WILL RELEASE THE SIGNED DOCUMENT(S) AND CLIENT FUNDS ON THE SAME DAY. I UNDERSTAND THE EXPENSES DEDUCTED ABOVE ARE THE ACCRUED EXPENSES AS OF THE LAST BILLING CYCLE PLUS ESTIMATED EXPENSES THROUGH CLOSING THE FILE. IF ACTUAL EXPENSES ARE MORE OR LESS THAN THE AMOUNT DEDUCTED ABOVE, NEITHER CEF NOR THE CLIENT SHALL HAVE TO REIMBURSE THE OTHER FOR ANY DIFFERENCE. THE BENEFICIARIES, BEING ACKNOWLEDGED HEREIN, CONSENT TO THE METHOD AND DISTRIBUTION OF ALL PAYMENTS BEING MADE.

[Signatures and Acknowledgments Follow]

SIGNED this \_\_\_\_\_ day of \_\_\_\_\_, 2022.

\_\_\_\_\_  
John Allan Guthrie, Jr.

Texas Royalty Brokers

**ACKNOWLEDGMENT**

THE STATE OF NEW MEXICO                      §

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COUNTY OF \_\_\_\_\_                      §

This instrument was acknowledged before me on the \_\_\_\_ day of \_\_\_\_\_, 2022 by **John Allan Guthrie, Jr.**, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purpose and consideration therein expressed and in the capacity therein stated.

Texas Royalty Brokers

\_\_\_\_\_  
NOTARY PUBLIC  
STATE OF NEW MEXICO

Texas Royalty Brokers

SIGNED this \_\_\_\_\_ day of \_\_\_\_\_, 2022.

\_\_\_\_\_  
Gilbert Lea Guthrie

Texas Royalty Brokers

**ACKNOWLEDGMENT**

THE STATE OF KANSAS

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COUNTY OF \_\_\_\_\_

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This instrument was acknowledged before me on the \_\_\_\_ day of \_\_\_\_\_, 2022 by **Gilbert Lea Guthrie**, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purpose and consideration therein expressed and in the capacity therein stated.

\_\_\_\_\_  
NOTARY PUBLIC  
STATE OF KANSAS

Texas Royalty Brokers

Texas Royalty Brokers

SIGNED this \_\_\_\_\_ day of \_\_\_\_\_, 2022.

\_\_\_\_\_  
Charles Edwin Sims II

Texas Royalty Brokers

**ACKNOWLEDGMENT**

THE STATE OF GEORGIA §

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COUNTY OF \_\_\_\_\_ §

This instrument was acknowledged before me on the \_\_\_\_ day of \_\_\_\_\_, 2022 by **Charles Edwin Sims II**, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purpose and consideration therein expressed and in the capacity therein stated.

Texas Royalty Brokers

\_\_\_\_\_  
NOTARY PUBLIC  
STATE OF GEORGIA

Texas Royalty Brokers