

# MEMORANDUM OF OIL AND GAS LEASE

STATE OF TEXAS

COUNTY OF MCMULLEN

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KNOW ALL MEN BY THESE PRESENTS:

[REDACTED] ("Lessor"), whose address is [REDACTED]  
[REDACTED] and **Property Research Partners, LLC** ("Lessee"), whose address is 7979 Broadway, Suite 207, San Antonio, Texas 78209, hereby acknowledge and give notice that Lessor has entered into an Oil and Gas Lease dated July 11, 2017 (the "Lease"), with Lessee covering all of Lessor's interest in 1,931 acres, more or less, situated in McMullen County, Texas (the "Leased Premises"), being more particularly described in Exhibit "A" attached hereto and made a part hereof by reference for all purposes.

Subject to the other terms and provisions thereof, the Lease provides for a primary term of three (3) years from and after the date thereof covering the Leased Premises, and grants Lessee the option to extend such primary term for an additional two (2) years on the terms and for the consideration set forth in the Lease.

Lessor and Lessee hereby refer to the Lease for all of its terms and provisions and incorporate the same herein by reference as fully as if it were copied at length herein. Both Lessor and Lessee have possession of a fully-executed copy of the Lease.

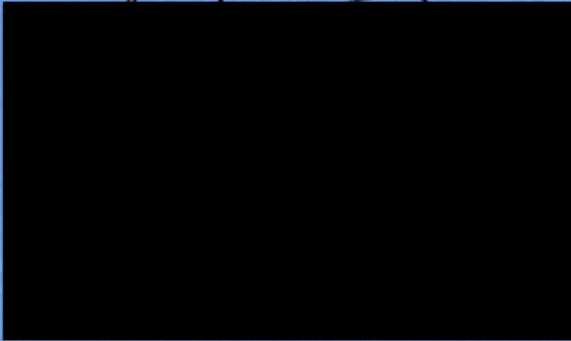
This Memorandum of Oil and Gas Lease (this "Memorandum") shall not be deemed to enlarge, restrict or change the rights of either Lessor or Lessee in the Lease, but is for the purpose of giving record notice of the existence of the Lease covering the Leased Premises in lieu of recording the Lease at length in the county records. In the event of any conflict, the terms and provisions contained in the Lease shall control and prevail over those of this Memorandum.

IN WITNESS WHEREOF, this Memorandum is dated and effective as of the date of the Lease, and is executed by the parties hereto as of the date of each acknowledgement herein.

***[SIGNATURE AND ACKNOWLEDGEMENT PAGE FOLLOWS]***



LESSOR:



LESSEE:

PROPERTY RESEARCH PARTNERS,  
LLC

By: \_\_\_\_\_  
Justin Holliday  
Managing Partner

**ACKNOWLEDGEMENTS**

STATE OF TEXAS §  
COUNTY OF TARRANT §

*Smith*

The foregoing instrument was acknowledged before me by Matthew Pirtle, on this 11 day of July 2017.



*Melanye Jones Hull*  
\_\_\_\_\_  
Notary Public in and for the State of Texas

STATE OF TEXAS §  
COUNTY OF BEXAR §

The foregoing instrument was acknowledged before me by Justin Holliday, Managing Partner, on this \_\_\_\_\_ day of July 2017.

\_\_\_\_\_  
Notary Public in and for the State of Texas



**EXHIBIT "A"**

Attached to and made a part of that certain  
Memorandum of Oil and Gas Lease dated July \_\_, 2017,  
by and between [REDACTED] as Lessor,  
and Property Research Partners, LLC, as Lessee

1,931.00, acres of land, more or less, situated in the L. Pursch Survey 148, A-1050, being 708.7 acres, Louis Pursch Survey 150, A-1049, being 659.6 acres, and J. G. Palacios Survey 32, A-1074, being 562.7 acres, all being the same land described in that certain Deed under date of January 5, 1974, from Daisy Bowen, Marianne Koemel, Fred Poenisch, and Carl Poenisch, Individually and as Independent Executor of the Estate of Anna M. Poenisch, Deceased, to J. Donald Guinn, Dan C. Woldert and George W. Pirtle, recorded in Volume 127 Page 91 of the Deed Records, McMullen County, Texas.