

NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OF THE FOLLOWING INFORMATION FROM THIS INSTRUMENT BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER.

MEMORANDUM OF OIL, GAS AND MINERAL LEASE

STATE OF TEXAS
COUNTY OF PECOS

2017-150385 MEL
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Liz Chapman - Pecos County County, TX Fee: \$30.00



LESSOR: Riley A. Armstrong

LESSEE: CJM Resources, LP

EFFECTIVE DATE: May 5, 2017

BE IT KNOWN, THAT: Riley A. Armstrong, whose address is P.O. Box 3243, Roswell, NM 88202 as Lessor (whether one or more), executed and delivered an Oil, Gas and Mineral Lease in favor of **CJM RESOURCES, LP**, whose mailing address is 508 W. Wall Street, Suite 1250, Midland, Texas 79701 as Lessee, dated effective May 5, 2017, (the "Lease") in which Lessor granted, leased and let to Lessee all of Lessor's mineral interest in the lands hereinafter described (the "Lands") located in the county and state named above and being described as follows:

PROPERTY DESCRIPTION:

The following lands located in Pecos County, Texas, to wit:

367.52 acres out of Section 597, A-2718, E Gescheidle Survey, being the same land more particularly described in that certain Warranty Deed dated March 24, 1919, from M. A. J. Devlin to C.J. Devlin et al, recorded in Volume 39, Page 104, of the Deed Records of Pecos County, Texas.

Section 519, A- 33, Comanche Creek Irrigation Co. Survey, containing 320.00 acres, more or less

Section 518, A- 34, Comanche Creek Irrigation Co. Survey, containing 320.00 acres, more or less

Section 517, A- 32, Comanche Creek Irrigation Co. Survey, containing 640.00 acres, more or less

Section 211, A-741, D. Kelley Survey, containing 640.00 acres, more or less.

Section 210, A-769, SA&MG RR Co. Survey, containing 640 acres, more or less.

Section 599, A-2714, P.H. Fall Survey, containing 1,303.02 acre, more or less.

Section 3, A-4553, Concepcion de la Gomez Survey, containing 319.45 acres, more or less.

Section 307, A-19, Heirs of Joseph Champagne Survey, containing 323.00 acre, more or less.

Section 308, A-20, Heirs of Joseph Champagne Survey, containing 322.45 acre, more or less.

All of that part of Section 513, A-30, Comanche Creek Irrigation Co. Survey, which lies North and West of Railroad, containing 124.94 acres, more or less.

Containing 5320.38 acres, more or less

This lease grants Lessee the exclusive rights to: explore for, drill for, produce and market oil, gas or other hydrocarbons from the lands during the term of the Lease. The Lease provides for a primary term of three (3) years with an option to extend primary term for two (2) additional years from the effective date of the Lease and for so long thereafter as oil, gas or other substances covered in the Lease are produced from the Lands or from lands pooled therewith, or the Lease is otherwise maintained in effect pursuant to the provisions of the Lease.

This Memorandum of Oil, Gas and Mineral Lease is executed by Lessor and placed of record in the county in which the Lands are located for the purpose of placing all persons on notice of the existence of the Lease, which is not, at the request of both parties, being placed of record.

This Memorandum is signed by Lessor herein as of the date of the acknowledgment below, but is effective for all purposes as of the Effective Date stated herein.

LESSOR:

[Handwritten Signature]
Riley A. Armstrong

Texas Royalty Brokers

ACKNOWLEDGMENT

THE STATE OF NEW MEXICO §

COUNTY OF CHAVES §

This instrument was acknowledged before me on the 18th day of May, 2017 by Riley A. Armstrong.

Notary's commission expires: November 19, 2020



[Handwritten Signature]
Notary Public

Texas Royalty Brokers

LESSEE:

CJM Resources, a Limited Partnership, By CJM Oil and Gas, Inc., its general partner

By: *[Handwritten Signature]*
Benjamin C. Griffin
President

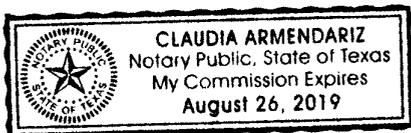
ACKNOWLEDGEMENT

Texas Royalty Brokers

STATE OF TEXAS §

COUNTY OF MIDLAND §

This instrument was acknowledged before me on this 23rd day of May 2017, by Benjamin C. Griffin, as President of CJM Oil and Gas, Inc., as general partner of CJM Resources, a Limited Partnership.



NOTARY PUBLIC, STATE OF TEXAS
[Handwritten Signature]
Print Name Claudia Armendariz