

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

STATE OF TEXAS

COUNTY OF SAN AUGUSTINE

Texas Royalty Brokers

ACT OF LEASE RATIFICATION

Reference is hereby made for all purposes to that certain Oil and Gas Lease executed by **Steve Barber**, as Lessor, in favor of **Cabot Oil & Gas Corporation**, as Lessee, dated March 12, 2008, which is recorded at Vol 106, Page 90 File No. 019230 and that certain Oil and Gas Lease executed by **Gary Russell**, as Lessor, in favor of **Cabot Oil & Gas Corporation**, as Lessee, dated March 12, 2008, which is recorded at Vol 106, Page 99 File No. 019231 of the Official Public Records of San Augustine County, Texas (together hereinafter referred to as "Said Leases"), covering that certain tracts of land, more particularly described as follows, to wit:

Tract 1: 67.534 acres, more or less, out of the Antonio Y'Barbo Survey, A327, being the residue of that certain 42.517 acres tract, being more fully described as, the FIRST TRACT, in that certain Warranty Deed with Vendor's Lien dated May 7, 2004, from Donald E. McLemore, et ux to Gary Russell, et al and recorded in Volume 51, Page 157, of the Real Property Records of San Augustine County, Texas, and that 42.517 acre tract, being more fully described as, the SECOND TRACT, in that certain Warranty Deed with Vendor's Lien dated May 7, 2004, from Donald E. McLemore, et ux to Gary Russell, et al and recorded in Volume 51, Page 157, of the Real Property Records of San Augustine County, Texas, save and except: that certain 17.50 acre tract, being more fully described in that certain Warranty Deed dated September 22, 1979, from Ira B. Nelson Curl, et vir to Earl McLemore and recorded in Volume 207, Page 518, of the Deed Records of San Augustine County, Texas.

Tract 2: 17.50 acres, more or less, out of the Antonio Y'Barbo Survey, A-327, being more fully described in that certain Warranty Deed dated September 22, 1979, from Ira B. Nelson Curl, et vir to Earl McLemore and recorded in Volume 207, Page 518, of the Deed Records of San Augustine County, Texas.

Tract 3: 76.00 acres, more or less, out of the Antonio Y'Barbo Survey, A-327, being more fully described as the THIRD TRACT, in that certain Warranty Deed with Vendor's Lien dated May 7, 2004, from Donald E. McLemore, et ux to Gary Russell, et al and recorded in Volume 51, Page 157, of the Real Property Records of San Augustine County, Texas.

Tract 4: 118.137 acres, more or less, out of the Antonio Y' Barbo Survey, A-327, being more fully described as, the FOURTH TRACT, in that certain Warranty Deed with Vendor's Lien dated May 7, 2004, from Donald E. McLemore, et ux to Gary Russell, et al and recorded in Volume 51, Page 157, of the Real Property Records of San Augustine County, Texas.

WHEREAS, **Catherine Russell** whose current mailing address is 270 Country Road 250, Nacogdoches, Texas 75965 (hereinafter referred to as "Co-Lessor") desires to recognize, ratify, confirm and adopt said leases.

NOW, THEREFORE, taking full cognizance of the terms, conditions, recitals and stipulations contained in Said Leases, and wishing to join and concur in Said Leases as Co-Lessor, the above-named Co-Lessor, in consideration of the sum of ten dollars (\$10.00), cash in hand paid, and of the considerations contained in Said Leases, the receipt, adequacy and sufficiency of which are hereby acknowledged, and of the covenants and agreements contained in Said Leases, does hereby join and concur in Said Leases as Co-Lessor, the Said Leases being hereby recognized, ratified, confirmed and

adopted as to all terms, conditions, recitals and stipulations therein contained, just as if the same were set out fully and incorporated herein. It being the intention of the Co-Lessor that this instrument shall express full concurrence as Co-Lessor in Said Leases and shall have the same effect as though the said Co-Lessor was a signatory thereto as Co-Lessor at the time of its execution; and the said Co-Lessor does by these presents authorize, instruct and direct the Lessee, its successors and assigns, to make payment for all bonuses, royalties, shut-in royalties and other amounts of money, formerly, now or hereafter payable under Said Leases, to such party or parties as Lessor stipulated therein, all prior payments by the Lessee in Said Leases being hereby expressly ratified and approved by the said Co-Lessor.

Said Leases is hereby recognized, ratified, confirmed and adopted as being in full force and effect, unaltered in any of its original terms, conditions, recitals and stipulations, and the undersigned Co-Lessor does hereby grant, lease and let to Lessee all of Co-Lessor's rights, title and interest in and to the lands covered by Said Leases, just as if Co-Lessor had been a signatory to Said Leases.

WITNESS MY HAND this 11 day of ~~March~~, 2019.

CO-LESSOR:

Catherine Russell
Catherine Russell

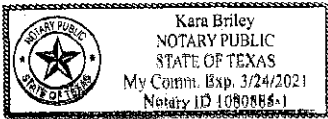
ACKNOWLEDGMENT

STATE OF TEXAS

COUNTY OF NACOGDOCHES

Before me, the undersigned authority, on this day personally appeared Catherine Russell, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that she executed the same for the purposes and consideration therein expressed and in the capacity therein stated as the act and deed of said corporation.

Given under my hand and seal of office this the 11th day of ~~March~~, 2019.



Kara Briley
Notary Public

Texas Royalty Brokers

FILED AND RECORDED
REAL PROPERTY RECORDS
On: Aug 22, 2019 at 03:24P

Document Number: 00065909

Amount 30.00

HONORABLE Margo Noble
COUNTY CLERK

By
Carolyn Smith, Deputy
San Augustine County

ANY PROVISION HEREIN WHICH RESTRICTS
THE SALE, RENTAL OR USE OF THE
DESCRIBED REAL PROPERTY BECAUSE OF
COLOR OR RACE IS INVALID AND
UNENFORCEABLE UNDER FEDERAL LAW

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