



\*VG-105-2025-2500117\*

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**Freestone  
County  
Renee Gregory  
Freestone County  
Clerk**

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Instrument Number: 2500117

# Texas Royalty Brokers

Real Property Recordings  
MEMORANDUM OF LEASE

Recorded On: January 14, 2025 02:45 PM

Number of Pages: 4

" Examined and Charged as Follows: "

Total Recording: \$33.00

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\*\*\*\*\* THIS PAGE IS PART OF THE INSTRUMENT \*\*\*\*\*

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.

**File Information:**

Document Number: 2500117  
Receipt Number: 20250114000030  
Recorded Date/Time: January 14, 2025 02:45 PM  
User: Jennifer F  
Station: CCLERK01

**Record and Return To:**

JEREMY FANNIN  
P.O BOX 2806  
BRYAN TX 77805



STATE OF TEXAS  
COUNTY OF FREESTONE

I hereby certify that this Instrument was FILED In the File Number sequence on the date/time  
printed hereon, and was duly RECORDED in the Official Records of Freestone County, Texas.

Renee Gregory  
Freestone County Clerk  
www.TexasRoyaltyBrokers.com  
Freestone County, TX

*Renee Reynolds*  
www.TexasRoyaltyBrokers.com

**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.**

**MEMORANDUM OF OIL, GAS AND MINERAL LEASE**

STATE OF TEXAS§  
COUNTY OF FREESTONE§  
§

This Memorandum of Oil, Gas and Mineral Lease is entered into this 2nd day of December, 2024, (the "Effective Date") by and between **Teresa Marie Aquila**, whose address is **10215 Blackhawk Drive, Reno, Nevada 89508**, hereinafter called "Lessor", and **Comstock Oil & Gas, LLC**, whose address is **5300 Town & Country Blvd., Ste. 500, Frisco, Texas 75034**, hereinafter called "Lessee".

Lessor does hereby grant, lease, let and demise to Lessee that certain property which is described hereto for the purpose of exploring and drilling for and operating and producing oil and gas, pursuant to the terms and provisions of that certain Oil, Gas and Mineral Lease between Lessor and Lessee, the important terms of which are as follows:

Date:	<b>December 2, 2024</b>
Lessor:	<b>Teresa Marie Aquila</b>
Lessee:	<b>Comstock Oil &amp; Gas, LLC</b>
Primary Term:	<b>3 Years</b>
Lease Option:	<b>2 Years</b>
Leased Premises:	<b>See Exhibit "A" attached hereto for a complete description of the leased premises</b>

Reference is hereby made to executed copies of said Oil, Gas and Mineral Lease in possession of Lessor and Lessee respectively, for all of the provisions thereof, and by this reference same are incorporated herein and made a part hereof in all respects as though fully set forth herein.

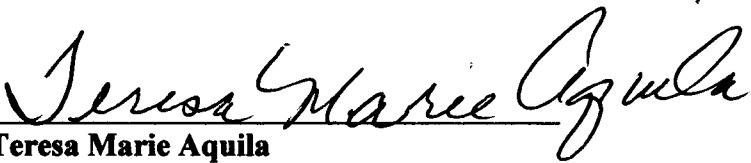
In the event the earliest notary acknowledgment is more than sixty (60) days beyond the date entered on this lease, then the effective date (for purposes of determining the expiration of the primary term) shall become the earliest notary acknowledgement date.

This Lease may be executed in one document signed by all of the Lessors or in separate documents which shall be deemed counterparts. If signed in separate counterparts, all counterparts, when executed by the Lessors, shall constitute one and the same instrument. The failure of any one or more Lessors to sign this Lease or any counterpart, shall not in any manner affect the validity and binding nature of this Lease as to those Lessors that sign it. Lessors grant to Lessee the right to combine all signature and acknowledgments pages into one instrument for recording purposes.

IN WITNESS WHEREOF, the parties hereto have executed this Memorandum of Oil, Gas and Mineral Lease as of the day and year above written.

*[This space intentionally left blank, signature(s) on following page]*

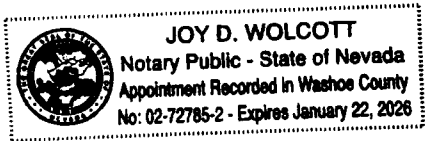
LESSOR:

  
Teresa Marie Aquila

ACKNOWLEDGMENT

STATE OF NEVADA §  
COUNTY OF Washoe §

This instrument was acknowledged before me this 10<sup>th</sup> day of December, 2024, by **Teresa Marie Aquila**.



(Notary Seal)

  
(Notary Signature)

Notary's name (printed): Joy D. Wolcott  
Notary Public, State of Nevada  
Notary's commission expires: JAN. 22, 2026

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**Exhibit "A"**

**Attached to and made a part of that certain Memorandum of Oil, Gas and Mineral Lease dated December 2, 2024, by and between Teresa Marie Aquila, as Lessor, and Comstock Oil & Gas, LLC, as Lessee.**

**46.77 acres of land, more or less, out of the J.M. Moulder Survey, A-471, the W. Fonville Survey, A-839, and the Simon Sanchez Survey, A-33, Freestone County, Texas, being more particularly described as the following two (2) tracts, to-wit:**

**Tract One: 31.77 acres of land, more or less, out of the J.M. Moulder Survey, A-471, the W. Fonville Survey, A-839, and the Simon Sanchez Survey, A-33, Freestone County, Texas, being more particularly described in that certain Warranty Deed dated July 31, 1940, from Bonnie Mae Genter and husband, Carl G. Genter, to W.V. Cutler, recorded in Volume 158, Page 602, Deed Records, Freestone County, Texas.**

**Tract Two: 15 acres of land, more or less, out of the W. Fonville Survey, A-839, and the Simon Sanchez Survey, A-33, Freestone County, Texas, being more particularly described in that certain Warranty Deed dated May 7, 1946, from Bonnie Mae Genter and husband, Carl G. Genter, to W.V. Cutler, recorded in Volume 186, Page 608, Deed Records, Freestone County, Texas.**

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