



# Engelmann

## LAND SERVICES, LLC

Drew Fannin \* P.O. Box 2806, Bryan, Texas 77805\* (979) 436-7789 cell \* drew.fannin@yahoo.com

December 2, 2024

Teresa Marie Aquila  
10215 Blackhawk Drive  
Reno, Nevada 89508

Re: Proposed Paid-Up Oil, Gas and Mineral Lease – Freestone County, Texas  
46.77 acres of land  
J.M. Moulder Survey, A-471, et al

Dear Mrs. Aquila,

Our client, **Comstock Oil & Gas, LLC ("CRK")**, has been actively leasing mineral acreage for the production of oil and gas in Freestone County, Texas and CRK is interested in acquiring an Oil, Gas and Mineral Lease covering your mineral interest in the referenced property. CRK is offering **\$500.00** per net mineral acre signing bonus for a Three (3) year paid-up lease, with an option to extend for an additional two (2) years at **\$500.00** per net mineral acre, with a royalty rate of **20.00%**.

Enclosed for your review are the Paid-Up Oil, Gas and Mineral Lease, Memorandum of Oil, Gas and Mineral Lease, and W-9 Form. If all is satisfactory, please execute the Lease and Memorandum, exactly as your name appears, where indicated, in the presence of a notary public and return in the enclosed envelope, along with the completed W-9 Form and signed copy of this letter confirming these terms.

The **preliminary** research indicates you own a **0.5 mineral interest** in the referenced lands, which calculates to **23.385** net mineral acres, but this interest is subject to change upon completion of the full title research. The full title research will be completed once an agreement is made on the proposed lease and upon receipt of fully executed documents. Once the mineral interest has been confirmed, a check, based on the terms outlined above, will be mailed to you. In the event the complete title research results in you owning a different mineral interest than indicated in this letter, you will be notified, and the amount of the bonus check will be adjusted accordingly.

Please be advised this offer is valid 30 days from the date of this letter, or **January 2, 2025**. Should the fully executed Paid-Up Oil, Gas and Mineral Lease, and accompanying documents not be received by this date, this offer shall be automatically withdrawn and terminate. Prior to that time, CRK reserves the right to unilaterally terminate the proposal at any time and without prior notice to you.

Please call me at your earliest convenience at **(979) 436-7789** with any questions or concerns or email me at **drew.fannin@yahoo.com**.

Sincerely,

Signed and received by mineral owner:

Drew Fannin  
On behalf of Comstock Oil & Gas, LLC  
[drew.fannin@yahoo.com](mailto:drew.fannin@yahoo.com)  
(979) 436-7789

Teresa Marie Aquila

Phone Number