



Tangent Land, L.L.C.

David Power

P.O. Box 9573

Tyler, TX 75711

**(903) 253-5151 Cell**

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September 23, 2024

RE: Paid-up Oil, Gas & Minerals Lease  
Van Zandt County, Texas

Ms. Downer,

Tangent Land, LLC, proposes to lease the tracts of land in which you appear to own a mineral interest in, located in Van Zandt and Henderson Counties, Texas. According to our preliminary research, it appears that you own a mineral interest (pending verification through our title examination) in 1098.75 gross acres of land described on the enclosed Paid-Up Oil, Gas and Mineral Lease. The terms for such lease are as stated below, and within the Lease:

- 3 Year Primary Term Lease @ \$100.00 per net mineral acre
- 3 Year Option to Extend Primary Term @ \$100.00 per net mineral acre
- 18% Royalty

Please find attached herewith the Memorandum and Paid-Up Oil, Gas and Mineral Lease. Please sign this Letter; and the Memorandum and Paid-Up Oil, Gas and Mineral Lease above your name, exactly as it is typed (where indicated) in the presence of a Notary Public. Be sure the Notary dates, signs and seals the acknowledgment (where indicated).

Please return the ORIGINAL EXECUTED LETTER, MEMORANDUM AND PAID-UP OIL, GAS AND MINERAL LEASE in the self-addressed return envelope to the address provided above. Please fill in and sign the W-9 form and return with the executed documents for tax purposes.

Please allow one hundred and twenty (120) business days from the date that we receive your fully executed and notarized documents, for us to complete our title examination, determining the interest owned by you in each of the subject tracts. Once the correctly executed Letter, notarized Memorandum and Paid-Up Oil, Gas and Mineral Lease and W-9 form are received, and title is complete, the bonus will be determined by the confirmed interest owned by you at the rate described hereinabove and a check will be issued to you.

If you have any questions regarding any of the above information, please feel free to contact me at the following number or e-mail address. The enclosed offer is good for fourteen (14) days from the date noted above, and is subject to the verification of title, and the execution of a mutually agreeable lease form. Lessee has the right to rescind this offer at any time. Thank you for your time and attention in this matter. We look forward to the prospect of working with you.

If you have any questions, please do not hesitate to call.

Respectfully,

*David N Power*

David Power  
Independent Landman  
(903) 253-2747

Please sign for acknowledgement of the terms set forth hereinabove.

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Susan E. Downer