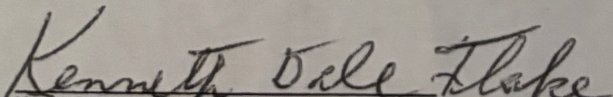


EXHIBIT "A"

ATTACHED TO AND MADE A PART OF THAT CERTAIN OIL, GAS AND MINERAL LEASE DATED APRIL 18TH, 2016 BETWEEN KENNETH DALE FLAKE, EXECUTOR, THE ESTATE OF THOMAS J. FLAKE DECEASED, AS LESSOR, AND PEDREGOSA PARTNERS, LLC, AS LESSEE

1. It is understood and agreed that this lease covers and includes oil and gas only, (including with oil, and gas all constituent elements of thereof and all other liquid or liquefiable hydrocarbons and products of every kind and character derived therefrom and produced therewith, including sulphur), and that all minerals other than oil and gas are excepted herefrom and reserved to Lessor. Included among the minerals reserved to Lessor and excluded from this lease are coal, uranium and lignite.
2. At the end of the primary term of this Oil and Gas Lease, (a) any and all lands not included in a proration unit on which there is a well producing, or capable of producing, oil and/or gas in paying quantities and (b) all depths 100 feet below the deepest producing formation, will automatically revert to the Lessor, unless Lessee is engaged in actual drilling operations on the leased lands, or lands pooled therein, before the end of the primary term. Lessee may then conduct "continuous drilling operations" on the leased lands. "Continuous drilling operations" will mean that not more than One Hundred Eighty (180) days will elapse between reaching total depth in a well and commencing another well on the leased lands or lands pooled therein. Upon termination of continuous drilling operations, the undrilled and undeveloped lands and horizons, described in (a) and (b) above, will automatically revert to the Lessor.
3. Notwithstanding anything contained herein to the contrary, Lessee's right to continue this lease in force and effect through the payment of shut-in royalty payment shall be the sum equal to Ten dollars (\$10.00) for each net acre of land then covered by this lease, and such payment shall not operate to extend this lease for a period of more than Two (2) years, or such lesser periods of time, or intervals, in the aggregate of more than two (2) years.
4. In the event that Lessor, during the Primary Term of this Lease (hereinafter called "Existing Lease"), receives a bona fide offer (hereafter called "Offer") which Lessor, in good faith, is prepared to accept from any party offering to purchase from Lessor a lease, option to lease or any other type of instrument granting the right to explore for and develop minerals covering any or all of the substances covered by the Existing Lease (hereafter called "Proposed Lease"), with the Proposed Lease becoming effective upon expiration of the Primary Term of the Existing Lease, Lessor hereby agrees to notify Lessee, in writing, of the Offer immediately, including in the notice the name and address of the offeror, the consideration offered and all other pertinent terms and conditions of the Offer. Lessee, for a period of fifteen (15) days after receipt of the notice, shall have the prior and preferred right and option to purchase a top lease covering all or a part of the lands described in the Existing Lease or interest therein, covered by the Offer for the same consideration, terms and conditions specified in the Offer.

SIGNED FOR IDENTIFICATION:


Kenneth Dale Flake, Executor

END OF EXHIBIT "A"