



May 14, 2026

**PERSONAL & CONFIDENTIAL**

**Kelly Dawn Huff, attorney-in-fact for  
Cheri Gandy Roberts Due  
10103 Green Tree Rd.  
Houston, TX 77042**

RE: Oil, Gas & Mineral Lease (OGML) covering all of the undivided mineral interest owned by **Cheri Gandy Due** in **59.580 gross acres of land**, more or less, located in the Stephen Holmes Survey, A-287, Shelby County, Texas, and being comprised of four separate tracts: 8.0 acres, 14.080 acres, 37.360 acres, and 0.140 acres,

Dear Mrs. Huff:

Please accept this letter from **RCE-A Augusta, LLC/Rockcliff Energy III, LLC** to obtain an OGML covering all of **Cheri Gandy Due's** undivided mineral interest in the above referenced property. Enclosed is the OGML, Memorandum of OGML, and W9 form.

**Our proposed terms are as follows:**

- Three (3) year primary term;
- Five hundred and 00/100 dollars (\$500.00) per net mineral acre (NMA) signing bonus consideration;
- Twenty percent (20.0%) royalty;
- Option to extend the primary term for an additional two (2) years for five hundred and 00/100 dollars (\$500.00) per NMA.

Please execute the OGML and Memorandum in the presence of a Notary Public and also complete the W9 form. Please return all originals in the enclosed pre-paid FedEx envelope. We will process and send the bonus consideration check upon the receipt of all executed originals.

Based on our title research, Cheri Gandy Due owns **1/8<sup>th</sup> interest** in **59.580 gross acres (7.44750 NMA)**. The bonus consideration check will be issued in the amount of **\$3,723.75** (7.44750 NMA x \$500.00).

If you have any questions, please do not hesitate to contact me at the number below.

Sincerely,

Stephen Morgan

Agent for RCE-A Augusta, LLC/Rockcliff Energy III, LLC  
Petroleum Landman  
Phone: (409) 790-9818