



February 23, 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 **104.0 acres of land**, more or less, located in the Burton Paul Survey, A-566, Shelby County, Texas.

Dear Mrs. Huff:

Please accept this letter from **RCE-A Augusta, LLC/Rockcliff Energy III, LLC**, to obtain an OGML covering all of the undivided mineral interest owned by your mother, Cheri Gandy Due, in, on and under 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.

Upon your review and approval, 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 to: **Attn.: John Magee, Liberty Land Management, LLC, 16420 Park Ten Place, Suite 430, Houston, Texas 77084**. 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 **0.25 interest** in **104.0** gross acres (**26.00 NMA**). The bonus consideration check will be issued in the amount of **\$13,000.00** (26.00 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

16420 Park Ten Place, Suite 430 | Houston, Texas 77084