

OIL AND GAS LEASE 2102

THIS AGREEMENT, Made and entered into the 1st day of February, 1984

by and between FERN EWALD, joined pro forma by her husband, MARVIN EWALD

of 4815 Hershey, San Antonio, Texas 78220 hereinafter called lessor (whether one or more), and

AL BASSI of 17120 Dallas Parkway, Suite 222, Dallas, TX 75248 hereinafter called lessee:

WITNESSETH: That the lessor for and in consideration of TEN AND NO/100 and other good and valuable consideration ----- DOLLARS

(\$ 10.00) in hand paid, receipt of which is hereby acknowledged and which payment is received in full satisfaction of each and every right hereby granted, and of the covenants and agreements hereinafter contained on the part of the lessee to be paid, kept and performed, has granted, demised, leased and let and by these presents does grant, demise, lease and let unto said lessee, with the exclusive right to prospect, explore, by use of core drills or otherwise, to mine, operate, produce, store and remove therefrom oil, gas, casinghead gas, and all petroleum products, and to build tanks, power houses, such other houses necessary for convenience of employees, stations, and structures thereon to produce, save and take care of and manufacture all of such substances together with rights-of-way, easements and servitude for pipe lines, telephones, and telegraph lines, with the right for such purposes to the free use of oil, gas, or water from said land, but not from lessor's water wells or ponds, without lessor's written consent, with the right of removing, either during, or after the term hereof, all and any improvements placed or erected on the premises by the lessee, including the right to pull all casing, together with the right of ingress and egress at all times, all that certain tract of land situated in the County of Caldwell State of Texas, described as follows, to-wit:

BEING two (2) tracts of land out of the S.F. Sanders 1/4 League, Caldwell County, Texas, being more particularly described as follows:

TRACT I:

BEING 162.3 acres of land, and being Share No. 6 in the division of the Estate of T.C. and Juliet Greenwood, Deceased, and being the same Share allotted to Emmett Greenwood, and more particularly described as follows:

BEGINNING at the southeast corner of Lot No. 5, a hackberry tree marked X bears S. 61 W. 11 varas, do bears N. 67 W. 13-1/2 varas;

THENCE S. 40 E. 473-1/2 varas to the southwest corner of Share No. 4 on J.H. Ussery's northwest line;

THENCE with his northwest line S. 35 W. 1136 varas to a stake on river bluff or second bank of the San Marcos River;

THENCE South 10 feet from and parallel with said bluff N. 80 E. 100 varas; S. 85 E. 160 varas; S. 55 60 varas; S. 23 E. 40 varas; South 80 varas to stake for Ussery's corner on river bank;

THENCE up the river with its meanders as follows: S. 41 W. 108 varas; S. 60 W. 81 varas; N. 84 W. 72 varas; N. 74 W. 222 varas; S. 61 W. 230 varas; S. 82 W. 290 varas; N. 59 W. 42 varas; N. 44 W. 250 varas; N. 71 W. 92 varas; S. 35 W. 114 varas; S. 84 W. 250 varas; N. 71 W. 92 varas; S. 35 W. 114 varas; S. 84 W. 92 varas; N. 69 W. 108 varas; N. 43 W. 102 varas to a stake on the northeast bank of the San Marcos River, the southwest corner of Share No. 5;

THENCE N. 45 E. with the southeast line of Share No. 5, 1655 varas to the place of beginning, containing 162.3 acres of land.

TRACT II:

BEING 70 acres of land out of the S.F. Sanders 1/4 League, Caldwell County, Texas, and being that same tract of land described in that conveyance from Walter Ussery, et al to C.E. Purcell, recorded in Volume 245, Page 592 of the Caldwell County Deed Records, said tract commonly referred to as 50 acres, but by actual survey being 70 acres,

Less and Except 50.0 acres of land conveyed by Elizabeth Purcell, Administratrix of the Estate of C.E. Purcell, Deceased, to Billy J. Perryman, Inc., dated December 19, 1980 and recorded in Vol. 420, Page 86 of the Deed Records of Caldwell County, Texas.

LESS AND EXCEPT all acreage held by production as provided for in that certain Assignment from C.E. Purcell to Ernest Cloughly, et ux, dated October 3, 1972, and recorded in Vol. 351, Page 318 of the Deed Records of Caldwell County, Texas; and

LESS AND EXCEPT all acreage held by production as provided for in that certain Oil & Gas Lease, from C.E. Purcell, et ux to Ernest M. Cloughly, dated May 15, 1975, and recorded in Vol. 368, Page 461 of the Deed Records of Caldwell County, Texas.

and containing ----- acres, more or less. In the event a resurvey of said lands shall reveal the existence of excess and/or vacant lands lying adjacent to the lands above described and the lessor, his heirs, or assigns, shall, by virtue of his ownership of the lands above described, have preference right to acquire said excess and/or vacant lands, then in that event this lease shall cover and include all such excess and/or vacant lands which the lessor, his heirs, or assigns, shall have the preference right to acquire by virtue of his ownership of the lands above described as and when acquired by the lessor; and the lessee shall pay the lessor for such excess and/or vacant lands at the same rate per acre as the cash consideration paid for the acreage hereinabove mentioned.

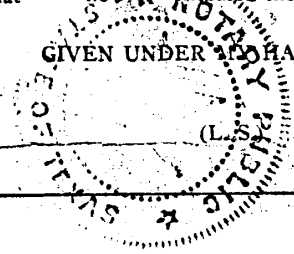
SINGLE ACKNOWLEDGMENT

THE STATE OF TEXAS, }
COUNTY OF

BEFORE ME, the undersigned, a Notary Public in and for said County and State, on this day personally appeared
FERN EWALD, joined pro forma by her husband, MARVIN EWALD

known to me to be the persons whose names are subscribed to the foregoing instrument, and acknowledged to me
that they executed the same for the purposes and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this the 1st day of February A. D. 1984



Teresa Ann Deptawa *Bexar*
Notary Public in and for TERESA ANN DEPTAWA
Notary Public, State of Texas County, Texas.
My Commission Expires 3-22-86

WIFE'S SEPARATE ACKNOWLEDGMENT

THE STATE OF TEXAS, }
COUNTY OF

BEFORE ME, the undersigned, a Notary Public in and for said County and State, on this day personally appeared
, wife of , known

to me to be the person whose name is subscribed to the foregoing instrument, and having been examined by me privily and
apart from her husband, and having the same fully explained to her, she, the said
acknowledged such instrument to be her act and deed, and she declared that she had willingly signed the same for the pur-
poses and consideration therein expressed, and that she did not wish to retract it.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this the _____ day of _____ A. D. 19____
(L. S.) _____
Notary Public in and for _____ County, Texas.

Filed for record at 3:45 P. M. April 30, 1984

Recorded at 9:50 A. M. May 7, 1984

By: Zorada Ray Kathleen Royal, Clerk County Court
Deputy Caldwell County, Texas