



STATE OF WEST VIRGINIA  
DEPARTMENT OF MINES

Oil and Gas Division

OIL AND GAS WELL PERMIT APPLICATION

#211

RECEIVED

DEC 16 1981

OIL AND GAS DIVISION  
WV DEPARTMENT OF MINES

TO THE DEPARTMENT OF MINES,  
Charleston, W. Va.

DATE December 11, 1981  
Company Key Oil Company  
Address Titusville, Pennsylvania  
Farm Bostick Acres 96  
Location (waters) Lee Hollow  
Well No. 1 Elevation 825  
District Walton County Roane  
Quadrangle Walton 7.5

Surface Owner Robert Bostick  
Address Walton, West Virginia  
Mineral Owner Ross Raines et al  
Address Beaver Falls, Pennsylvania  
Coal Owner Robert Bostick  
Address Walton, West Virginia  
Coal Operator none  
Address \_\_\_\_\_

THIS PERMIT MUST BE POSTED AT THE WELL SITE

All provisions being in accordance with Chapter 22, of the W. Va. Code, the location is hereby approved for Drilling. This permit shall expire if operations have not commenced by 8-21-82.

INSPECTOR  
TO BE NOTIFIED Richard J. Morris  
P.O. Box 372  
ADDRESS Grantsville, W. Va. 26147  
PHONE 354-7259

J. E. Murray  
Deputy Director - Oil & Gas Division  
GENTLEMEN:

The undersigned well operator is entitled to drill upon the above named farm or tract of land for oil and gas, having fee title thereto, (or as the case may be) under grant or lease dated December 14 1981 by M & J Joint Venture made to Key Oil Company and recorded on the 11th day of December 1981, in Roane County, Book 163 Page 330

NEW WELL  DRILL DEEPER  REDRILL  FRACTURE OR STIMULATE  
OIL AND GAS WELL ORIGINALLY DRILLED BEFORE JUNE 5, 1969.

The enclosed plat was prepared by a registered engineer or licensed land surveyor and all coal owners and/or operators have been notified as of the above date.

The above named coal owners and/or operator are hereby notified that any objection they wish to make, or are required to make by Section 3 of the Code, must be received by, or filed with the Department of Mines within ten (10) days. \*

Copies of this notice and the enclosed plat were mailed by registered mail, or delivered to the above named coal operators or coal owners at their above shown respective address \_\_\_\_\_ day \_\_\_\_\_ before, or on the same day with the mailing or delivery of this copy to the Department of Mines at Charleston, West Virginia.

Very truly yours, KEY OIL COMPANY  
(Sign Name) by: M. G. Taylor  
Well Operator

PLEASE SUBMIT COPIES OF ALL  
GEOPHYSICAL LOGS DIRECTLY TO:

WEST VIRGINIA GEOLOGICAL AND  
ECONOMIC SURVEY  
P. O. BOX 879  
MORGANTOWN, WEST VIRGINIA 26505  
AC-304 - 292-6331

Address  
of  
Well Operator

220 W. Central Avenue  
Street  
Titusville,  
City or Town  
Pennsylvania  
State

09/15/2023

\*SECTION 3 . . . . If no objections are filed or found by the Department of mines, within said period of ten days from the receipt of notice and plat by the department of mines, to said proposed location, the department shall forthwith issue to the well operator a permit reciting the filing of such plat, that no objections have been made by the coal operators or found thereto by the department and that the same is approved and the well operator authorized to proceed.

BLANKET BOND

47-087-3526 PERMIT NUMBER

"I have read and understand the reclamation requirements as set forth in Chapter 22, Article 4, Section 12-b and will carry out the specified requirements."

Signed by \_\_\_\_\_

file

**THIS IS AN ESTIMATE ONLY**  
**ACTUAL INFORMATION WILL BE SUBMITTED ON OG-10 UPON COMPLETION**

PROPOSED WORK ORDER TO X DRILL \_\_\_\_\_ DEEPEN \_\_\_\_\_ FRACTURE-STIMULATE \_\_\_\_\_  
 DRILLING CONTRACTOR: (If Known) \_\_\_\_\_ RESPONSIBLE AGENT: \_\_\_\_\_  
 NAME not known at this time \_\_\_\_\_ NAME Joe McLaughlin \_\_\_\_\_  
 ADDRESS \_\_\_\_\_ ADDRESS Titusville, Pennsylvania \_\_\_\_\_  
 TELEPHONE \_\_\_\_\_ TELEPHONE 814-827-1820 \_\_\_\_\_  
 ESTIMATED DEPTH OF COMPLETED WELL: 5,700' \_\_\_\_\_ ROTARY X CABLE TOOLS \_\_\_\_\_  
 PROPOSED GEOLOGICAL FORMATION: Devonian Shale (Marcellus) \_\_\_\_\_  
 TYPE OF WELL: OIL \_\_\_\_\_ GAS X COMB. \_\_\_\_\_ STORAGE \_\_\_\_\_ DISPOSAL \_\_\_\_\_  
 RECYCLING \_\_\_\_\_ WATER FLOOD \_\_\_\_\_ OTHER \_\_\_\_\_

**TENTATIVE CASING PROGRAM:**

CASING AND TUBING SIZE	USED FOR DRILLING	LEFT IN WELL	CEMENT FILL UP OR SACKS - CUBIC FT.
20 - 16			
<del>XXXX</del> 11 3/4	900	900	cement to surface
9 - 5/8			
8 - 5/8	2,200	700	250 fill up
7			
5 1/2			
4 1/2		5,700	2,600 fill up
3			Perf. Top
2			Perf. Bottom
Liners			Perf. Top
			Perf. Bottom

APPROXIMATE FRESH WATER DEPTHS 200 FEET \_\_\_\_\_ SALT WATER \_\_\_\_\_ FEET \_\_\_\_\_  
 APPROXIMATE COAL DEPTHS NONE \_\_\_\_\_  
 IS COAL BEING MINED IN THE AREA? No \_\_\_\_\_ BY WHOM? \_\_\_\_\_

**TO DRILL:**

SUBMIT FIVE (5) COPIES OF OG - 1, \$100.00 PERMIT FEE, PERFORMANCE BOND AND PERMANENT COPY OF PLAT.

**TO DRILL DEEPER OR REDRILL:**

SUBMIT FIVE (5) COPIES OF OG - 1, SHOWING ORIGINAL PERMIT NUMBER AND PERFORMANCE BOND. ON WELLS DRILLED PRIOR TO 1929, A PERMANENT COPY OF THE PLAT AND THE ORIGINAL WELL RECORD MUST ALSO BE SUBMITTED.

**TO FRACTURE - STIMULATE:**

OIL AND/OR GAS WELL ORIGINALLY DRILLED BEFORE JUNE 5, 1929, FIVE (5) COPIES OG - 1, PERFORMANCE BOND, PERMANENT PLAT AND ORIGINAL WELL RECORD.

OIL AND/OR GAS WELL ORIGINALLY DRILLED ON AND/OR AFTER JUNE 5, 1929, FIVE COPIES OG - 1, SHOWING ORIGINAL PERMIT NUMBER, AND PERFORMANCE BOND.

Required forms must be filed within ninety (90) days of completion for bond release. Inspector to be notified twenty-four (24) hours in advance.

The following waiver must be completed by the coal operator if the permit is to be issued within ten days of receipt thereof.

WAIVER: I the undersigned, Agent for \_\_\_\_\_ Coal Company, Owner or Operator of the coal under this lease have examined and place on our mine maps this proposed well location. 09/15/2023

We the \_\_\_\_\_ Coal Company have no objections to said well being drilled at this location, providing operator has complied with all rules and regulations in Articles 4, 5, and 7, Chapter 22 of the West Virginia Code.

\_\_\_\_\_  
 For Coal Company  
 \_\_\_\_\_  
 Official Title



1) Date: June 6, 19 83  
 2) Operator's Well No. 211-1  
 3) API Well No. 47 - 87 - 3526-REN.  
 State     County     Permit    

DRILLING CONTRACTOR:

Unknown

STATE OF WEST VIRGINIA  
DEPARTMENT OF MINES, OIL AND GAS DIVISION

OIL AND GAS WELL PERMIT APPLICATION

- 4) WELL TYPE: A Oil  Gas   
 B (If "Gas", Production  Underground storage  Deep  Shallow )
- 5) LOCATION: Elevation: 825 Watershed: Lee Hollow  
 District: Walton County: Roane Quadrangle: Walton 7.5
- 6) WELL OPERATOR Key Oil, Inc. 11) DESIGNATED AGENT Joe McLaughlin  
 Address P.O. Box 709 Address P.O. Box 709  
Spencer, W.Va., 25276 Spencer, W.Va., 25276
- 7) OIL & GAS ROYALTY OWNER Ross Raines et. al. 12) COAL OPERATOR None  
 Address Beaver Falls, PA Address
- 8) SURFACE OWNER Robert Bostick 13) COAL OWNER(S) WITH DECLARATION ON RECORD:  
 Address Walton, W.Va. 25286 Name None  
 Address     Name      
 Address     Address
- 9) FIELD SALE (IF MADE) TO:  
 Address     Name      
 Address     Address
- 10) OIL & GAS INSPECTOR TO BE NOTIFIED  
 Name Homer H. Dougherty 14) COAL LESSEE WITH DECLARATION ON RECORD:  
 Address Linden Route, Box 3-A Name None  
Looneyville, WV 25259 Address
- 15) PROPOSED WORK: Drill  Drill deeper  Redrill  Fracture or stimulate   
 Plug off old formation  Perforate new formation   
 Other physical change in well (specify)

**RECEIVED**  
JUN - 8 1983

OIL & GAS DIVISION  
DEPT. OF MINES

20) CASING AND TUBING PROGRAM

CASING OR TUBING TYPE	SPECIFICATIONS					FOOTAGE INTERVALS		CEMENT FILL-UP OR SACKS (Cubic feet)	PACKERS
	Size	Grade	Weight per ft.	New	Used	For drilling	Left in well		
Conductor									Kinds
Fresh water	9 5/8	H-40	32.3	X		300'	300'	To surface	by rule 15-05
Coal									Sizes
Intermediate	7	J-55	23	X		2,200'	2,200'	To surface	
Production	4 1/2	J-55	10.5	X		5,700'	5,700'	As needed	Depths set
Tubing									
Liners									Perforations: Top Bottom

21) EXTRACTION RIGHTS

Check and provide one of the following:  
 Included is the lease or leases or other continuing contract or contracts by which I hold the right to extract oil or gas.  
 The requirement of Code 22-4-1-(c) (1) through (4). (See reverse side for specifics.)

22) ROYALTY PROVISIONS

Is the right to extract, produce or market the oil or gas based upon a lease or other continuing contract or contracts providing for flat well royalty or any similar provision for compensation to the owner of the oil or gas in place which is not inherently related to the volume of oil or gas so extracted, produced or marketed? Yes  No

If the answer above is No, nothing additional is needed. If the answer is Yes, you may use Affidavit Form IV-60.

23) Required Copies (See reverse side.)

24) Copies of this Permit Application and the enclosed plat and reclamation plan have been mailed by registered mail or delivered by hand to the above named coal operator, coal owner(s), and coal lessee on or before the day of the mailing or delivery of this Permit Application to the Department of Mines at Charleston, West Virginia.

Notary: Charles Louis Mahan  
 My Commission Expires November 9, 1992

Signed: Joe M. Laughlin  
 Its: President **09/15/2023**

47-087-3526-REN.

OFFICE USE ONLY

August 8, 1983

DRILLING PERMIT

Permit number     Date    

This permit covering the well operator and well location shown below is evidence of permission granted to drill in accordance with the pertinent legal requirements subject to the conditions contained herein and on the reverse hereof. Notification must be given to the District Oil and Gas Inspector. (Refer to No. 10) Prior to the construction of roads, locations and pits for any permitted work. In addition, the well operator or his contractor shall notify the proper district oil and gas inspector 24 hours before actual permitted work has commenced.)

Permit expires April 8, 1984 unless drilling is commenced prior to that date and prosecuted with due diligence.

Bond: <u>B</u>	Agent: <u>ls</u>	Plat: <u>   </u>	Casing: <u>   </u>	Fcc: <u>958</u>
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Michael Lewis  
 Administrator, Office of Oil & Gas

ATTACH OR PHOTOCOPY SECTION OF  
INVOLVED TOPOGRAPHIC MAP.  
QUADRANGLE Walton 7.5'

LEGEND

Well Site ⊕

Access Road —————

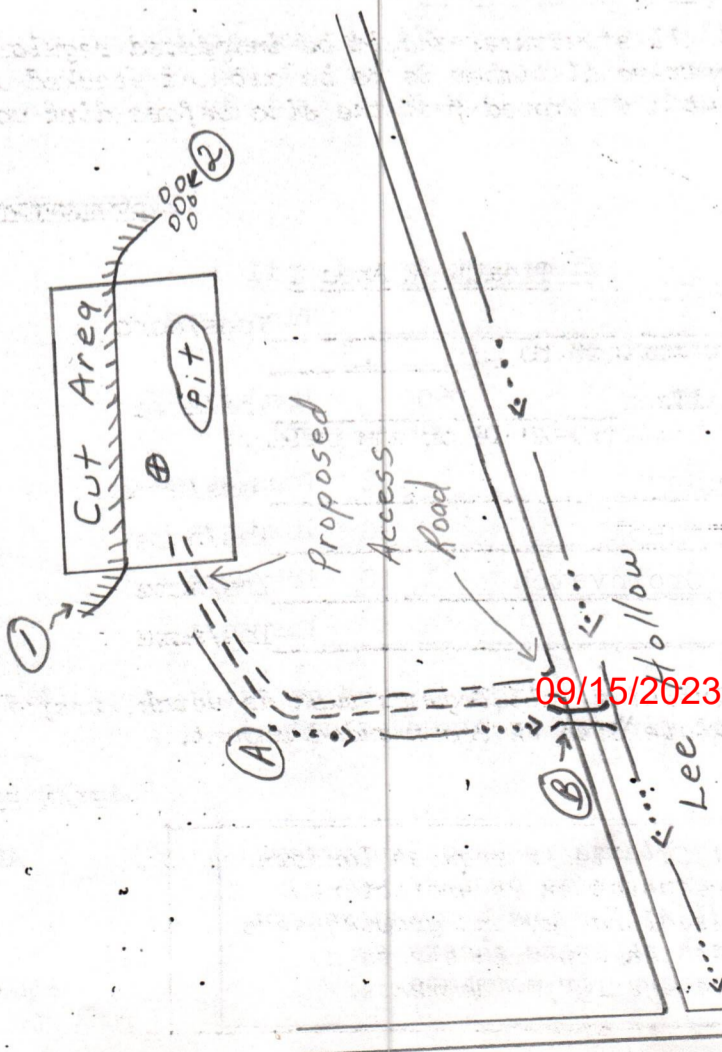
*Attached*

WELL SITE PLAN

Sketch to include well location, existing access road, roads to be constructed, wellsite, drilling pits and necessary structures numbered or lettered to correspond with the first part of this plan. Include all natural drainage.

LEGEND

Property boundary ———▲—————	Diversion ———/—————
Road ———=—————	Spring ⊙→
Existing fence ———x—————x—————	Wet spot ⊕
Planned fence ———/—————/—————	Building ■
Stream ———~—————	Drain pipe ———○→—————○→—————
Open ditch ———>—————>—————>—————>—————	Waterway ⊕—————=—————=—————=—————





DATE November 12, 1981

WELL NO. 1

State of West Virginia

API NO. 47-087-3526

Department of Mines  
Oil and Gas Division

CONSTRUCTION AND RECLAMATION PLAN

COMPANY NAME Key Oil Company DESIGNATED AGENT Joe McLaughlin  
Address 220 W. Central Ave, Titusville, Pa Address P.O. Box 727, Spencer, W.V.  
Telephone 814-827-1820 Telephone 304-927-2991  
LANDOWNER Robert Bostic, et. al. SOIL CONS. DISTRICT Little Kanawha  
Revegetation to be carried out by Key Oil Company (Agent)

This plan has been reviewed by Little Kanawha SCD. All corrections and additions become a part of this plan: 12-8-81 (Date)

Jarrett Newton  
(SCD Agent)

ACCESS ROAD

LOCATION

Structure <u>Drainage Ditch</u> (A)	Structure <u>Diversion Ditch</u> (1)
Spacing _____	Material <u>Earthen</u>
Page Ref. Manual <u>I-11</u>	Page Ref. Manual <u>I-11 or 1:9</u>
Structure <u>Culvert</u> (B)	Structure <u>Sediment Barrier</u> (2)
Spacing <u>Minimum 16-inch</u>	Material <u>Brush or Stone</u>
Page Ref. Manual <u>I-8</u>	Page Ref. Manual <u>I-15</u>
Structure _____ (C)	Structure _____ (3)
Spacing _____	Material _____
Page Ref. Manual _____	Page Ref. Manual _____

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OIL AND GAS DIVISION  
WV DEPARTMENT OF MINES

All structures should be inspected regularly and repaired if necessary. All commercial timber is to be cut and stacked and all brush and small timber to be cut and removed from the site before dirt work begins.

REVEGETATION

Treatment Area I & II

~~Treatment Area III~~

Lime \_\_\_\_\_ Tons/acre  
or correct to pH 6.5

Fertilizer 600 lbs/acre  
(10-20-20 or equivalent)

Mulch Hay 2 Tons/acre

Seed\* Ky-31 30 lbs/acre  
Crownvetch 10 lbs/acre  
\_\_\_\_\_ lbs/acre

Lime \_\_\_\_\_ Tons/acre  
or correct to pH \_\_\_\_\_

Fertilizer \_\_\_\_\_ lbs/acre  
(10-20-20 or equivalent)

Mulch \_\_\_\_\_ Tons/acre

Seed\* \_\_\_\_\_ lbs/acre  
\_\_\_\_\_ lbs/acre  
\_\_\_\_\_ lbs/acre

09/15/2023

\*Inoculate all legumes such as vetch, trefoil and clovers with the proper bacterium. Inoculate with 3X recommended amount.

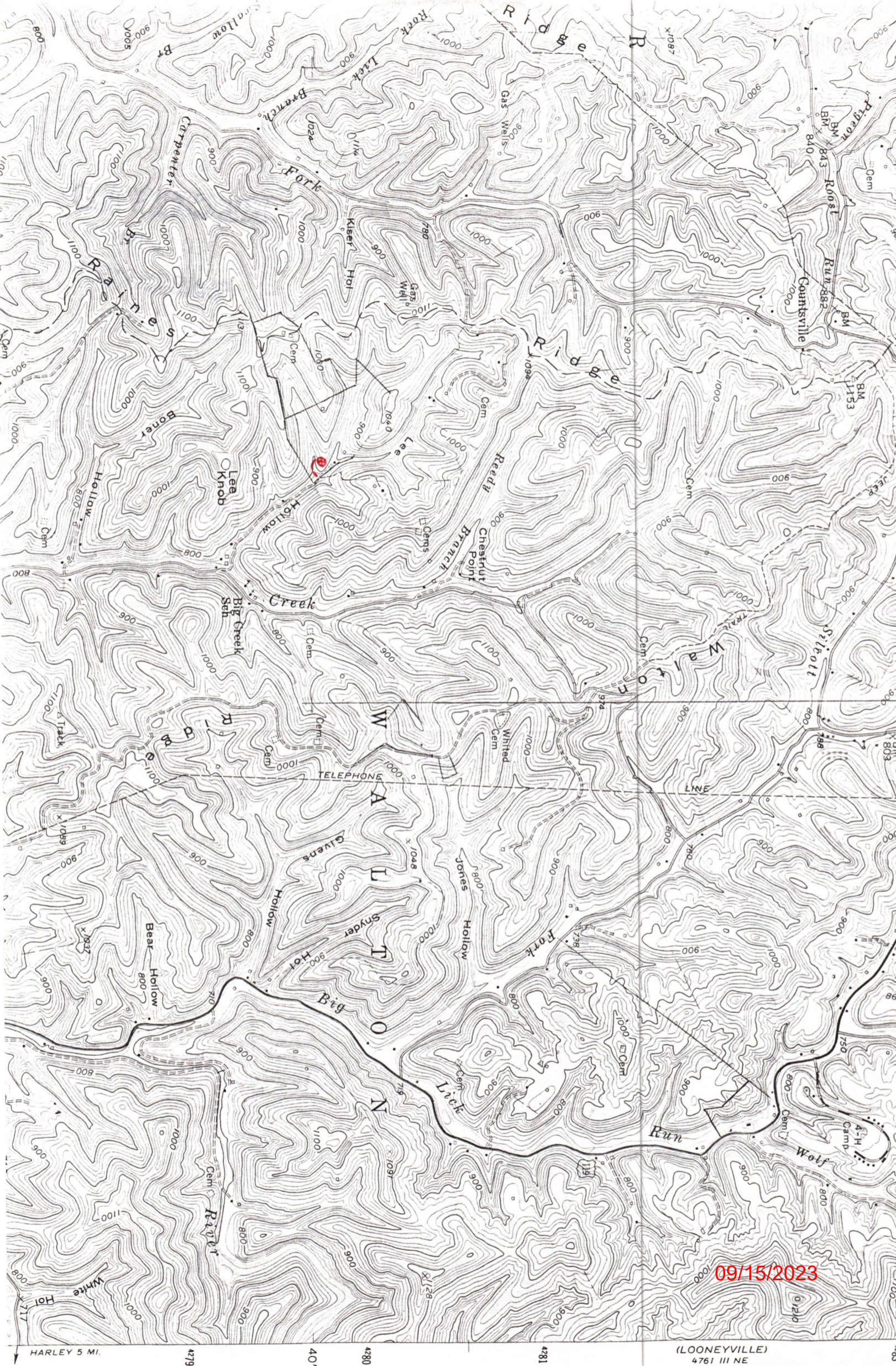
PLAN PREPARED BY Smith Land Surveying

ADDRESS 111 South Street

Glenville, W. V. 26351

PHONE NO. 304-462-5634

NOTES: Please request landowners' cooperation to protect new seedling for one growing season. Attach separate sheets as necessary for comments.



09/15/2023

HARLEY 5 MI.

4279

40'

4280

4281

(LOONEYVILLE)  
4761 III NE

118 ft

**RECEIVED**

DEC 16 1981

**OIL AND GAS DIVISION  
WV DEPARTMENT OF MINES**

09/15/2023

# OIL AND GAS LEASE

BOOK 159 PAGE 661

Lease # 711  
100 m 601

AGREEMENT, made and entered into this 20<sup>th</sup> day of APR A. D. 1981  
by and between RUSSELL M. RAINES AND EDNA RAINES - HIS WIFE

of WALTON WVA party of the first part, hereinafter called Lessor (whether one or more),  
and M/S-J JOINT VENTURE A PARTNERSHIP party of the second part, hereinafter called Lessee;

1. WITNESSETH: That the Lessor, in consideration of the sum of One Dollar, the receipt of which is hereby acknowledged, and the covenants and agreements hereinafter contained, does hereby grant unto the Lessee all of the oil and gas and all of the constituents of either in and under the land hereinafter described, together with the exclusive right to drill for, produce and market oil and gas and their constituents and of storing gas of any kind in any formation underlying the land, and also the right to enter thereon at all times for the purpose of drilling and operating for oil, gas and water, laying pipe lines, erecting tanks, machinery, powers and structures, and to possess, use, and occupy so much of said premises as is necessary and convenient for said purposes and to convey

the above named products therefrom or thereto by pipe lines or otherwise; said land being situate in WALTON District, County of ROANE, State of WVA., and described as follows, to-wit: Bounded on the

NORTH by lands of J. E. LEIBERS L. PARDUS

EAST by lands of SP KISER

SOUTH by lands of T. H. LEE

WEST by lands of J. A. LYNCH

Containing NINETY SIX (96) acres, more or less and being the same land conveyed to lessor by

by deed dated \_\_\_\_\_ and

recorded in said county records in \_\_\_\_\_ Book No. \_\_\_\_\_ Page \_\_\_\_\_

2. It is agreed that this lease shall remain in force for a primary term of FIVE (5) years from this date and as long thereafter as operations for oil or gas are being conducted on the premises, or oil or gas is found in paying quantities thereon, or any formation underlying the herein leased land is used for storage of gas as provided under paragraph 7 hereof.

3. The Lessee shall deliver to the credit of the Lessor free of cost, in the pipe line to which he may connect his wells, the equal one-eighth (1/8) part of all oil produced and saved from the leased premises, and shall pay Lessor THE EQUAL

ONE EIGHTH (1/8) PART OF ALL GAS PRODUCED AND SAVED FROM THE LEASED PREMISES for all gas and casing head gas produced and sold from the premises, payable monthly; provided, Lessee shall pay Lessor a royalty at the rate of Fifty Dollars per year on each gas well while, through lack of market, gas therefrom is not sold or used off the premises, and while said royalty is so paid said well shall be held to be a paying well under paragraph 2 hereof.

4. The Lessee shall commence operations for a well on the premises on or before AUG 30<sup>th</sup>, 1981, unless Lessee

pays thereafter a rental of FIVE DOLLARS PER ACRE for each TWENTY (20) months that operations are delayed from the time above mentioned. The consideration first recited herein, the down payment, shall cover not only the privilege granted to the date when first said rental is payable as aforesaid, but also the Lessee's option of extending that period as aforesaid, and any and all other rights conferred. The drilling of a non-productive well shall be accepted by the Lessor in lieu of delay rental for a period of one year after its completion, and following the exhaustion or abandonment of all wells the Lessee shall have the right for a period of one year to resume the payment of delay rental or commence operations for another well. Upon the resumption of payment of rentals the provisions hereof governing such payment and the effect thereof shall continue in force as though they had not been interrupted.

5. All moneys coming due hereunder shall be paid or tendered to RUSSELL M. RAINES

direct, or by check payable to his (or her) order mailed to RT 1 Box 23 WALTON WVA 25286 and no default shall be declared against the Lessee by the Lessor for failure of the Lessee to make any payment or perform any conditions provided for herein unless the Lessee shall refuse or neglect to pay or perform the same for ten days after having received written notice by registered mail from the Lessor of his intention to declare such default.

6. Lessor reserves 200,000 cubic feet of gas per annum for domestic use, to be taken through his own appliances at any producing gas well, and agrees to pay Lessee a fair domestic rate for any gas used in excess thereof. Lessor further covenants and agrees that his taking and use of gas shall be wholly at his own risk, the Lessee not to be held liable for any accident or damage caused thereby, nor shall Lessee be liable for any shortage or failure in the supply of gas for said domestic use.

7. ~~Lessee shall have the right to use any formation underlying the leased premises for the storage of gas and shall have all rights and rights-of-way necessary to store and produce such stored gas. As full payment for such storage rights, the Lessee shall pay to the Lessor a rental at the rate of \_\_\_\_\_ per acre per year, while the premises are so used, and so long as the storage payment is made, all provisions of this lease shall remain in full effect.~~

8. ~~Lessor further grants to the Lessee, his heirs and assigns, the right to unitize this lease with other leases to form a drilling unit or units according to the rules and regulations which may be adopted for the proper development and conservation of the field. In the event this lease is so unitized, the Lessor agrees to accept, in lieu of the royalty hereinbefore recited, such proportion of the royalty above provided, as the acreage covered by this lease bears to the total acreage comprising the unit.~~

9. If said Lessor owns a less interest in the above described land than the undivided fee simple estate therein, then the royalties and rentals herein provided shall be paid the Lessor only in the proportion which his interest bears to the whole and undivided fee.

10. No well may be drilled nearer than 200 feet to the house or barn now on said premises without the written consent of Lessor. Lessee shall have and enjoy all rights and privileges necessary and convenient for the proper use and development of this lease, and shall have the right to use, free of cost, gas, oil and water produced on said land for its operations thereon, except water from wells of Lessor. Lessee shall also have the right at any time to remove all or any part of the machinery, fixtures or structures placed on said premises, including the right to draw and remove casing. Lessee shall pay for damages caused by its operations to growing crops on said lands, and, when requested by Lessor, shall bury its pipe lines below plow depth.

11. The interest or estate of either party hereto may be assigned, the privilege of assigning in whole or in part being expressly allowed. In event this lease shall be assigned as to any part or parts of the above described land and the assignee or assignees of such part or parts shall fail or make default in the payment of the proportionate part of the rents due from him or them, such default shall not operate to defeat or affect this lease insofar as it covers a part or parts of said land upon which the said Lessee or any assignee thereof shall make due payment of said rental. No change of ownership in the land or in the rentals or royalties shall be binding on the Lessee until after notice to the Lessee and it has been furnished with a written transfer or assignment or a certified copy thereof.

12. At any time, Lessee, its successors or assigns, shall have the right to surrender this lease or any part thereof for cancellation, after which all payments and liabilities hereunder thereafter shall cease and determine, and if the whole is surrendered, then this lease shall become absolutely null and void. This surrender may be made to the Lessor, or if more than one Lessor, then to any one of them, or to the heirs or assigns of any one of them by delivery of a duly executed surrender thereof in person or by mail addressed to the post office address of such person, or by recording a duly executed surrender thereof in the Recorder's office of the County in which the land is located.

13. Lessor hereby warrants and agrees to defend the title to the land herein described and agrees that the Lessee at its option may pay, discharge or redeem any taxes, mortgages, or other liens existing, levied, or assessed on or against the above described lands, and in event it exercises such option, it shall be subrogated to the rights of any holder or holders thereof and may reimburse itself by applying any royalty or rentals accruing hereunder to the discharge of any such taxes, mortgages or other liens.

14. It is expressly agreed that if the Lessee shall commence drilling operations at any time while this lease is in force, it shall remain in force and its terms continue so long as such operations are prosecuted, and if production results therefrom, then as long as production continues. If after the expiration of the term of this lease production from the leased premises shall cease from any cause, this lease shall not terminate provided Lessee resumes operations within sixty days from such cessation, and this lease shall remain in force during the prosecution of such operations, and, if production results therefrom, then as long as oil or gas is produced in paying quantities.

PARTNERSHIP

Det 9-23-81  
J. Hugh John

ASSIGNMENT  
See Lease Book 159 Page 1

09/03/2023



15. This lease embodies the entire contract and agreement between Lessor and Lessee, and no warranties, representations, promises or inducements not herein expressed have been made or relied upon by either party. The terms, conditions and stipulations hereof shall extend to the respective heirs, executors, administrators, successors and assigns of the parties hereto.

1/7 INT

Witness the hands and seals of the parties hereto the day and year first above written.

WITNESS:

ADMITTED TO RECORD  
 SEP 17 1981  
 BOOKING  
 GENE M. ASHLEY  
 ROANE COUNTY COMMISSION CLERK  
 W. VA.

Russell M. Raines (SEAL)  
 Edna Raines (SEAL)

(SEAL)  
 (SEAL)  
 (SEAL)  
 (SEAL)  
 (SEAL)

WEST VIRGINIA ACKNOWLEDGMENT

STATE OF WEST VIRGINIA

COUNTY OF ~~PRESTON~~ ROANE

To-wit:

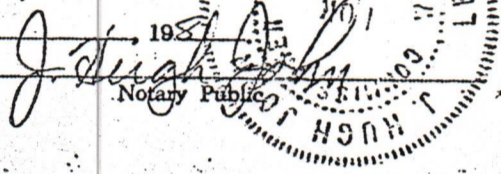
I, J. HUGH JOHN - A COMMISSIONER FOR W. VA. a Notary Public of said County, do hereby certify that RUSSELL M. RAINES AND EDNA RAINES HIS WIFE

whose names ARE signed to the within writing bearing date the 20<sup>th</sup> day of AUG, 1981 has this day acknowledged the same before me in my said County.

Given under my hand this 20<sup>th</sup> day of AUG, 1981

My Commission Expires Jan. 23, 1989

My Commission expires



WEST VIRGINIA ACKNOWLEDGMENT

STATE OF WEST VIRGINIA

COUNTY OF \_\_\_\_\_

To-wit:

I, \_\_\_\_\_ a Notary Public of said County, do hereby certify that

whose name \_\_\_\_\_ signed to the within writing bearing date the \_\_\_\_\_ day of \_\_\_\_\_, 19\_\_\_\_ has this day acknowledged the same before me in my said County.

Given under my hand this \_\_\_\_\_ day of \_\_\_\_\_, 19\_\_\_\_

My Commission expires \_\_\_\_\_ Notary Public

OHIO ACKNOWLEDGMENT

STATE OF OHIO

COUNTY OF \_\_\_\_\_

SS.

Before me, a Notary Public in and for said county, personally appeared the above named \_\_\_\_\_

who acknowledged that he did sign the foregoing instrument, and that the same is free act and deed. In testimony whereof I have hereunto subscribed my name at \_\_\_\_\_ this \_\_\_\_\_ day of \_\_\_\_\_, 19\_\_\_\_

My Commission expires \_\_\_\_\_ Notary Public

Globe Printing & I

Oil and Gas  
 REC  
 Term  
 County  
 Location  
 Acres  
 Date

09/15/2023

STATE OF WEST VIRGINIA, ROANE COUNTY COMMISSION CLERK'S OFFICE, Sept. 17 1981 10:44 A.M.

Book No. 159

The foregoing instrument together with the certificate thereto annexed, was this date admitted to record in said office.

File No. 10754

Fees \$ 4.50

GENE M. ASHLEY, Clerk  
By Joyce Linkinogor Deputy

# OIL AND GAS LEASE

TRACT # 211  
BOOK 160 PAGE 163

AGREEMENT, made and entered into this 15<sup>th</sup> day of SEPTEMBER A. D. 1981  
by and between TRESSIE CARTWRIGHT AND WILLIAM CARTWRIGHT-HER HUSBAND

Mr. & Mrs. Wm Cartwright  
3620 Moreno Ave.  
Space #12  
La Verne, CA 91750

of LAVERNE CALIFORNIA 91750 party of the first part, hereinafter called Lessor (whether one or more),  
and M J JOINT VENTURE A PARTNERSHIP party of the second part, hereinafter called Lessee;

1. WITNESSETH: That the Lessor, in consideration of the sum of One Dollar, the receipt of which is hereby acknowledged, and the covenants and agreements hereinafter contained, does hereby grant unto the Lessee all of the oil and gas and all of the constituents of either in and under the land hereinafter described, together with the exclusive right to drill for, produce and market oil and gas and their constituents and of storing gas of any kind in any formation underlying the land, and also the right to enter thereon at all times for the purpose of drilling and operating for oil, gas and water, laying pipe lines, erecting tanks, machinery, powers and structures, and to possess, use, and occupy so much of said premises as is necessary and convenient for said purposes and to convey

the above named products therefrom or thereto by pipe lines or otherwise; said land being situate in WATSON District,  
County of ROANE, State of WEST VIRGINIA, and described as follows, to-wit: Bounded on the

NORTH by lands of J E LUPARDUS  
EAST by lands of SP KISER  
SOUTH by lands of T H KEE  
WEST by lands of J A HYNCH

Containing NINETY-SIX (96) acres, more or less and being the same land conveyed to lessor by  
by deed dated \_\_\_\_\_ and  
recorded in said county records in \_\_\_\_\_ Book No. \_\_\_\_\_ Page \_\_\_\_\_

2. It is agreed that this lease shall remain in force for a primary term of FIVE (5) years from this date and as long thereafter as operations for oil or gas are being conducted on the premises, or oil or gas is found in paying quantities thereon, or any formation underlying the herein leased land is used for storage of gas as provided under paragraph 7 hereof.

3. The Lessee shall deliver to the credit of the Lessor free of cost, in the pipe line to which he may connect his wells, the equal one-eighth ( $\frac{1}{8}$ ) part of all oil produced and saved from the leased premises, and shall pay Lessor THE EQUAL ONE EIGHTH ( $\frac{1}{8}$ ) PART OF ALL GAS PRODUCED AND SAVED FROM THE LEASED PREMISES for all gas and casing head gas produced and sold from the premises, payable monthly; provided, Lessee shall pay Lessor a royalty at the rate of Fifty Dollars per year on each gas well while, through lack of market, gas therefrom is not sold or used off the premises, and while said royalty is so paid said well shall be held to be a paying well under paragraph 2 hereof.

4. The Lessee shall commence operations for a well on the premises on or before SEPT 15, 1981, unless Lessee pays thereafter a rental of FIVE DOLLARS PER ACRE for each 12 months that operations are delayed from the time above mentioned. The consideration first recited herein, the down payment, shall cover not only the privilege granted to the date when first said rental is payable as aforesaid, but also the Lessee's option of extending that period as aforesaid, and any and all other rights conferred. The drilling of a non-productive well shall be accepted by the Lessor in lieu of delay rental for a period of one year after its completion, and following the exhaustion or abandonment of all wells the Lessee shall have the right for a period of one year to resume the payment of delay rental or commence operations for another well. Upon the resumption of payment of rentals the provisions hereof governing such payment and the effect thereof shall continue in force as though they had not been interrupted.

5. All moneys coming due hereunder shall be paid or tendered to TRESSIE CARTWRIGHT-3620 MORENO AVE #  
direct, or by check payable to his (or her) order mailed to PO BOX 20 LAVERNE CALIFORNIA 91750 SPACE 20  
and no default shall be declared against the Lessee by the Lessor for failure of the Lessee to make any payment or perform any conditions provided for herein unless the Lessee shall refuse or neglect to pay or perform the same for ten days after having received written notice by registered mail from the Lessor of his intention to declare such default.

6. Lessor reserves 200,000 cubic feet of gas per annum for domestic use, to be taken through his own appliances at any producing gas well, and agrees to pay Lessee a fair domestic rate for any gas used in excess thereof. Lessor further covenants and agrees that his taking and use of gas shall be wholly at his own risk, the Lessee not to be held liable for any accident or damage caused thereby, nor shall Lessee be liable for any shortage or failure in the supply of gas for said domestic use.

7. ~~Lessee shall have the right to use any formation underlying the leased premises for the storage of gas and shall have all rights and rights of way necessary to store and produce such stored gas. As full payment for such storage rights, the Lessee shall pay to the Lessor a rental at the rate of \_\_\_\_\_ per acre per year, while the premises are so used, and so long as the storage payment is made, all provisions of this lease shall remain in full effect.~~

8. ~~Lessor further grants to the Lessee, his heirs and assigns, the right to unitize this lease with other leases to form a drilling unit or units according to the rules and regulations which may be adopted for the proper development and conservation of the field. In the event this lease is so unitized, the Lessor agrees to accept, in lieu of the royalty hereinbefore recited, such proportion of the royalty above provided, as the acreage covered by this lease bears to the total acreage comprising the unit.~~

9. If said Lessor owns a less interest in the above described land than the undivided fee simple estate therein, then the royalties and rentals herein provided shall be paid the Lessor only in the proportion which his interest bears to the whole and undivided fee.

10. No well may be drilled nearer than 200 feet to the house or barn now on said premises without the written consent of Lessor. Lessee shall have and enjoy all rights and privileges necessary and convenient for the proper use and development of this lease, and shall have the right to use, free of cost, gas, oil and water produced on said land for its operations thereon, except water from wells of Lessor. Lessee shall also have the right at any time to remove all or any part of the machinery, fixtures or structures placed on said premises, including the right to draw and remove casing. Lessee shall pay for damages caused by its operations to growing crops on said lands, and, when requested by Lessor, shall bury its pipe lines below plow depth.

11. The interest or estate of either party hereto may be assigned, the privilege of assigning in whole or in part being expressly allowed. In event this lease shall be assigned as to any part or parts of the above described land and the assignee or assignees of such part or parts shall fail or make default in the payment of the proportionate part of the rents due from him or them; such default shall not operate to defeat or affect this lease insofar as it covers a part or parts of said land upon which the said Lessee or any assignee thereof shall make due payment of said rental. No change of ownership in the land or in the rentals or royalties shall be binding on the Lessee until after notice to the Lessee and it has been furnished with a written transfer or assignment or a certified copy thereof.

12. At any time, Lessee, its successors or assigns, shall have the right to surrender this lease or any part thereof for cancellation, after which all payments and liabilities hereunder thereafter shall cease and determine, and if the whole is surrendered, then this lease shall become absolutely null and void. This surrender may be made to the Lessor, or if more than one Lessor, then to any one of them, or to the heirs or assigns of any one of them by delivery of a duly executed surrender thereof in 09/15/2022 to the address of the post office address of such person, or by recording a duly executed surrender thereof in the Recorder's office of the County in which the land is located.

13. Lessor hereby warrants and agrees to defend the title to the land herein described and agrees that the Lessee at its option may pay, discharge or redeem any taxes, mortgages, or other liens existing, levied, or assessed on or against the above described lands, and in event it exercises such option, it shall be subrogated to the rights of any holder or holders thereof and may reimburse itself by applying any royalty or rentals accruing hereunder to the discharge of any such taxes, mortgages or other liens.

14. It is expressly agreed that if the Lessee shall commence drilling operations at any time while this lease is in force, it shall remain in force and its terms continue so long as such operations are prosecuted, and if production results therefrom, then as long as production continues. If after the expiration of the term of this lease production from the leased premises shall cease from any cause, this lease shall not terminate provided Lessee resumes operations within sixty days from such cessation, and this lease shall remain in force during the prosecution of such operations, and, if production results therefrom, then as long as oil or gas is produced in paying quantities.

THIS DOCUMENT FURNISHED BY M J JOINT VENTURE A PARTNERSHIP

Let 10-20-81

15. This lease embodies the entire contract and agreement between Lessor and Lessee, and no warranties, representations, promises or inducements not herein expressed have been made or relied upon by either party. The terms, conditions and stipulations hereof shall extend to the respective heirs, executors, administrators, successors and assigns of the parties hereto.

Witness the hands and seals of the parties hereto the day and year first above written.

WITNESS:

Tressie Cartwright (SEAL)
William Cartwright (SEAL)
(SEAL)
(SEAL)
(SEAL)
(SEAL)
(SEAL)
(SEAL)

California
WEST VIRGINIA ACKNOWLEDGMENT

STATE OF WEST VIRGINIA/California
COUNTY OF Los Angeles

To-wit:

I, Delores Dee Bone, a Notary Public of said County, do hereby certify that Tressie Cartwright and William Cartwright

whose name.s are signed to the within writing bearing date the September day of 22, 19 81 ha.s this day acknowledged the same before me in my said County.

Given under my hand this 22nd day of September 19 81

Delores Dee Bone

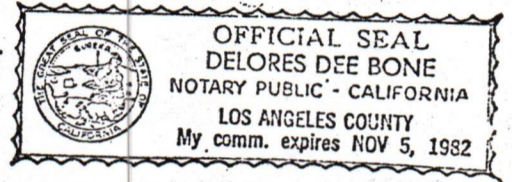
Notary Public

My Commission expires 11-5-82

WEST VIRGINIA ACKNOWLEDGMENT

STATE OF WEST VIRGINIA
COUNTY OF

To-wit:



I, a Notary Public of said County, do hereby certify that

whose name signed to the within writing bearing date the day of 19 ha this day acknowledged the same before me in my said County.

Given under my hand this day of 19

Notary Public

My Commission expires

OHIO ACKNOWLEDGMENT

STATE OF WEST VIRGINIA, ROANE COUNTY COMMISSION CLERK'S OFFICE, 6 October 19 81 9:31 A.M.

Book No. 160

The foregoing instrument together with the certificate thereto annexed, was this date admitted to record in said office.

File No. 11036

Fees \$ 4.50

GENE M. ASHLEY, Clerk
By Carolyn Latten Deputy

CASTO & HARRIS INC., SPENCER, W. VA. RE-ORDER # 76626

My Commission expires

Notary Public

ADMITTED TO RECORD

1981 OCT -6 AM 9:31

BOOK NO. PAGE NO.
GENE M. ASHLEY
ROANE COUNTY COMMISSION
W. VA.

RECORDING DATA:

Term
County
State
Location
Acres
Date
19

TO

09/15/2023

(Standard Ohio & Va.)
Oil and Gas Lease

COPY

#211

OIL AND GAS LEASE

BOOK 160 PAGE 167

AGREEMENT, made and entered into this 11<sup>th</sup> day of SEPTEMBER A. D. 1981 by and between DOROTHY RAINES - WIDOW SHIRLEY BURDETTE AND JAMES BURDETTE - HER HUSBAND MARY K. RAINES - SINGLE AND STEPHEN W. RAINES - SINGLE

of CHARLESTON W.VA. party of the first part, hereinafter called Lessor (whether one or more), and MYJ JOINT VENTURE A PARTNERSHIP party of the second part, hereinafter called Lessee;

1. WITNESSETH: That the Lessor, in consideration of the sum of One Dollar, the receipt of which is hereby acknowledged, and the covenants and agreements hereinafter contained, does hereby grant unto the Lessee all of the oil and gas and all of the constituents of either in and under the land hereinafter described, together with the exclusive right to drill for, produce and market oil and gas and their constituents and of storing gas of any kind in any formation underlying the land, and also the right to enter thereon at all times for the purpose of drilling and operating for oil, gas and water, laying pipe lines, erecting tanks, machinery, powers and structures, and to possess, use, and occupy so much of said premises as is necessary and convenient for said purposes and to convey

the above named products therefrom or thereto by pipe lines or otherwise; said land being situate in WATSON District, County of ROANE, State of WEST VIRGINIA, and described as follows, to-wit: Bounded on the

NORTH by lands of J.E. LUPARDUS EAST by lands of SPKISER SOUTH by lands of T.H. KEE WEST by lands of J.A. HYNCH

Containing NINETY SIX (96) acres, more or less and being the same land conveyed to lessor by by deed dated and recorded in said county records in Book No. Page

2. It is agreed that this lease shall remain in force for a primary term of FIVE (5) years from this date and as long thereafter as operations for oil or gas are being conducted on the premises, or oil or gas is found in paying quantities thereon, or any formation underlying the herein leased land is used for storage of gas as provided under paragraph 7 hereof.

3. The Lessee shall deliver to the credit of the Lessor free of cost, in the pipe line to which he may connect his wells, the equal one-eighth (1/8) part of all oil produced and saved from the leased premises, and shall pay Lessor THE EQUAL ONE-EIGHTH (1/8) PART OF ALL GAS PRODUCED AND SAVED FROM THE LEASED PREMISES for all gas and casing head gas produced and sold from the premises, payable monthly; provided, Lessee shall pay Lessor a royalty at the rate of Fifty Dollars per year on each gas well while, through lack of market, gas therefrom is not sold or used off the premises, and while said royalty is so paid said well shall be held to be a paying well under paragraph 2 hereof.

4. The Lessee shall commence operations for a well on the premises on or before, 19, unless Lessee pays thereafter a rental of FIVE DOLLARS PER ACRE for each 12 months that operations are delayed from the time above mentioned. The consideration first recited herein, the down payment, shall cover not only the privilege granted to the date when first said rental is payable as aforesaid, but also the Lessee's option of extending that period as aforesaid, and any and all other rights conferred. The drilling of a non-productive well shall be accepted by the Lessor in lieu of delay rental for a period of one year after its completion, and following the exhaustion or abandonment of all wells the Lessee shall have the right for a period of one year to resume the payment of delay rental or commence operations for another well. Upon the resumption of payment of rentals the provisions hereof governing such payment and the effect thereof shall continue in force as though they had not been interrupted.

5. All moneys coming due hereunder shall be paid or tendered to DOROTHY RAINES direct, or by check payable to his (or her) order mailed to 5407 KRONTR DRIVE, CHARLESTON W.VA. 25313 and no default shall be declared against the Lessee by the Lessor for failure of the Lessee to make any payment or perform any conditions provided for herein unless the Lessee shall refuse or neglect to pay or perform the same for ten days after having received written notice by registered mail from the Lessor of his intention to declare such default.

6. Lessor reserves 200,000 cubic feet of gas per annum for domestic use, to be taken through his own appliances at any producing gas well, and agrees to pay Lessee a fair domestic rate for any gas used in excess thereof. Lessor further covenants and agrees that his taking and use of gas shall be wholly at his own risk, the Lessee not to be held liable for any accident or damage caused thereby, nor shall Lessee be liable for any shortage or failure in the supply of gas for said domestic use.

7. Lessee shall have the right to use any formation underlying the leased premises for the storage of gas and shall have all rights and rights-of-way necessary to store and produce such stored gas. As full payment for such storage rights, the Lessee shall pay to the Lessor a rental at the rate of per acre per year, while the premises are so used, and so long as the storage payment is made, all provisions of this lease shall remain in full effect.

8. Lessor further grants to the Lessee, his heirs and assigns, the right to unitize this lease with other leases to form a drilling unit or units according to the rules and regulations which may be adopted for the proper development and conservation of the field. In the event this lease is so unitized, the Lessor agrees to accept, in lieu of the royalty herebefore recited, such proportion of the royalty above provided, as the acreage covered by this lease bears to the total acreage comprising the unit.

9. If said Lessor owns a less interest in the above described land than the undivided fee simple estate therein, then the royalties and rentals herein provided shall be paid the Lessor only in the proportion which his interest bears to the whole and undivided fee.

10. No well may be drilled nearer than 200 feet to the house or barn now on said premises without the written consent of Lessor. Lessee shall have and enjoy all rights and privileges necessary and convenient for the proper use and development of this lease, and shall have the right to use, free of cost, gas, oil and water produced on said land for its operations thereon, except water from wells of Lessor. Lessee shall also have the right at any time to remove all or any part of the machinery, fixtures or structures placed on said premises, including the right to draw and remove casing. Lessee shall pay for damages caused by its operations on growing crops on said lands, and, when requested by Lessor, shall bury its pipe lines below plow depth.

11. The interest or estate of either party hereto may be assigned, the privilege of assigning in whole or in part being expressly allowed. In event this lease shall be assigned as to any part or parts of the above described land and the assignee or assignees of such part or parts shall fail or make default in the payment of the proportionate part of the rents due from him or them, such default shall not operate to defeat or affect this lease insofar as it covers a part or parts of said land upon which the said Lessee or any assignee thereof shall make due payment of said rental. No change of ownership in the land or in the rentals or royalties shall be binding on the Lessee until after notice to the Lessee and it has been furnished with a written transfer or assignment or a certified copy thereof.

12. At any time, Lessee, its successors or assigns, shall have the right to surrender this lease or any part thereof for cancelation, after which all payments and liabilities hereunder thereafter shall cease and determine, and if the whole is surrendered, then this lease shall become absolutely null and void. This surrender may be made to the Lessor, or if more than one Lessor, then to any one of them, or to the heirs or assigns of any one of them by delivery of a duly executed surrender thereof in person or by registered mail addressed to the post office address of such person, or by recording a duly executed surrender thereof in the Recorder's office of the County in which the land is located.

13. Lessor hereby warrants and agrees to defend the title to the land herein described and agrees that the Lessee at its option may pay, discharge or redeem any taxes, mortgages, or other liens existing, levied, or assessed on or against the above described lands, and in event it exercises such option, it shall be subrogated to the rights of any holder or holders thereof and may reimburse itself by applying any royalty or rentals accruing hereunder to the discharge of any such taxes, mortgages or other liens.

14. It is expressly agreed that if the Lessee shall commence drilling operations at any time while this lease is in force, it shall remain in force and its terms continue so long as such operations are prosecuted, and if production results therefrom, then as long as production continues. If after the expiration of the term of this lease production from the leased premises shall cease from any cause, this lease shall not terminate provided Lessee resumes operations within sixty days from such cessation, and this lease shall remain in force during the prosecution of such operations, and, if production results therefrom, then as long as oil or gas is produced in paying quantities.

THIS DOCUMENT PREPARED BY MYJ JOINT VENTURE A PARTNERSHIP

09/15/2023

15. This lease embodies the entire contract and agreement between Lessor and Lessee, and no warranties, representations, promises or inducements not herein expressed have been made or relied upon by either party. The terms, conditions and stipulations hereof shall extend to the respective heirs, executors, administrators, successors and assigns of the parties hereto.

Witness the hands and seals of the parties hereto the day and year first above written.

WITNESS:

Garnett Clark
Sally Bowyer

Dorothy Rains (SEAL)
Shirley Burdette (SEAL)
James Burdette (SEAL)
Mary K. Rains (SEAL)
Stephen W. Rains (SEAL)

WEST VIRGINIA ACKNOWLEDGMENT

STATE OF WEST VIRGINIA

COUNTY OF Kanawha

To-wit:

I, O. Kay Burkett a Notary Public of said County, do hereby certify that Dorothy Rains, Shirley Burdette, James Burdette, Mary K. Rains, Stephen W. Rains whose name or signed to the within writing bearing date the 11th day of Sept, 1981 ha this day acknowledged the same before me in my said County.

Given under my hand this 18th day of September, 1981 O. Kay Burkett Notary Public

My Commission expires August 6, 1984

WEST VIRGINIA ACKNOWLEDGMENT

STATE OF WEST VIRGINIA

COUNTY OF

To-wit:

I, a Notary Public of said County, do hereby certify that whose name signed to the within writing bearing date the day of 19 ha this day acknowledged the same before me in my said County.

Given under my hand this day of 19 Notary Public

My Commission expires

STATE OF WEST VIRGINIA, ROANE COUNTY COMMISSION CLERK'S OFFICE, 6 October 1981 9:31 A.M.

Book No. 160

The foregoing instrument together with the certificate thereto annexed, was this date admitted to record in said office.

File No. 11038

Fees \$ 4.50

GENE M. ASHLEY, Clerk
By Carolyn Satter Deputy

CASSTO & HARRIS INC., SPENCER, W. VA. RE ORDER 76626

My Commission expires

Notary Public

RECORDED
1981 OCT 9 9:31 AM
GENE M. ASHLEY
ROANE COUNTY COMMISSION

RECORDING DATA:
Term
County
State
Location
Acres
Date
TO

09/15/2023

Globe Form 100 - Rev.
(Standard Ohio & W. Va.)
Oil and Gas Lease

# OIL AND GAS LEASE

BOOK 161 PAGE 453

AGREEMENT, made and entered into this 29th day of October A. D. 1981

by and between Edna Raines- widow  
Richard L. Raines and Delores Raines, his wife  
Fay S. Raines and Paula Raines, his wife.

of Industry, Pa. 15052 party of the first part, hereinafter called Lessor (whether one or more),  
and M & J Joint Venture, a partnership party of the second part, hereinafter called Lessee;

1. WITNESSETH: That the Lessor, in consideration of the sum of One Dollar, the receipt of which is hereby acknowledged, and the covenants and agreements hereinafter contained, does hereby grant unto the Lessee all of the oil and gas and all of the constituents of either in and under the land hereinafter described, together with the exclusive right to drill for, produce and market oil and gas and their constituents and of storing of any kind in any formation underlying the land, and also the right to enter thereon at all times for the purpose of drilling and operating for oil, gas and water, laying pipe lines, erecting tanks, machinery, powers and structures, and to possess, use, and occupy so much of said premises as is necessary and convenient for said purposes and to convey

the above named products therefrom or thereto by pipe lines or otherwise; said land being situate in Walton District,  
County of Poane, State of West Virginia, and described as follows, to-wit: Bounded on the

NORTH by lands of J. E. Lupardus  
EAST by lands of S. P. Kiser  
SOUTH by lands of T. H. Lee  
WEST by lands of J. A. Lynch

Containing ninety-six (96) acres, more or less and being the same land conveyed to lessor by  
by deed dated \_\_\_\_\_ and  
recorded in said county records in \_\_\_\_\_ Book No. \_\_\_\_\_ Page \_\_\_\_\_

2. It is agreed that this lease shall remain in force for a primary term of five (5) years from this date and as long thereafter as operations for oil or gas are being conducted on the premises, or oil or gas is found in paying quantities thereon, or any formation underlying the herein leased land is used for storage of gas as provided under paragraph 7 hereof.

3. The Lessee shall deliver to the credit of the Lessor free of cost, in the pipe line to which he may connect his wells, the equal one-eighth (1/8) part of all oil produced and saved from the leased premises, and shall pay Lessor Their proportionate share of the equal one-eighth (1/8) part of all gas produced and saved.  
for all gas and casing head gas produced and sold from the premises, payable monthly; provided, Lessee shall pay Lessor a royalty at the rate of Fifty Dollars per year on each gas well while, through lack of market, gas therefrom is not sold or used off the premises, and while said royalty is so paid said well shall be held to be a paying well under paragraph 2 hereof.

4. The Lessee shall commence operations for a well on the premises on or before October 29, 1981, unless Lessee pays thereafter a rental of \$5.00 per acre per year for each 12 months that operations are delayed from the time above mentioned. The consideration first recited herein, the down payment, shall cover not only the privilege granted to the date when first said rental is payable as aforesaid, but also the Lessee's option of extending that period as aforesaid, and any and all other rights conferred. The drilling of a non-productive well shall be accepted by the Lessor in lieu of delay rental for a period of one year after its completion, and following the exhaustion or abandonment of all wells the Lessee shall have the right for a period of one year to resume the payment of delay rental or commence operations for another well. Upon the resumption of payment of rentals the provisions hereof governing such payment and the effect thereof shall continue in force as though they had not been interrupted.

5. All moneys coming due hereunder shall be paid or tendered to Edna Raines, Richard Raines direct, or by check payable to his (or her) order mailed to Ed. L. Industry, Pennsylvania 15052 and no default shall be declared against the Lessee by the Lessor for failure of the Lessee to make any payment or perform any conditions provided for herein unless the Lessee shall refuse or neglect to pay or perform the same for ten days after having received written notice by registered mail from the Lessor of his intention to declare such default.

6. Lessor reserves 200,000 cubic feet of gas per annum for domestic use, to be taken through his own appliances at any producing gas well, and agrees to pay Lessee a fair domestic rate for any gas used in excess thereof. Lessor further covenants and agrees that his taking and use of gas shall be wholly at his own risk, the Lessee not to be held liable for any accident or damage caused thereby, nor shall Lessee be liable for any shortage or failure in the supply of gas for said domestic use.

7. ~~Lessee shall have the right to use any formation underlying the leased premises for the storage of gas and shall have all rights and rights of way necessary to store and produce such stored gas. As full payment for such storage rights, the Lessee shall pay to the Lessor a rental at the rate of \_\_\_\_\_ per acre per year, while the premises are so used, and so long as the storage payment is made, all provisions of this lease shall remain in full effect.~~

8. Lessor further grants to the Lessee, his heirs and assigns, the right to unitize this lease with other leases to form a drilling unit or units according to the rules and regulations which may be adopted for the proper development and conservation of the field. In the event this lease is so unitized, the Lessor agrees to accept, in lieu of the royalty hereinbefore recited, such proportion of the royalty above provided, as the acreage covered by this lease bears to the total acreage comprising the unit.

9. If said Lessor owns a less interest in the above described land than the undivided fee simple estate therein, then the royalties and rentals herein provided shall be paid the Lessor only in the proportion which his interest bears to the whole and undivided fee.

10. No well may be drilled nearer than 200 feet to the house or barn now on said premises without the written consent of Lessor. Lessee shall have and enjoy all rights and privileges necessary and convenient for the proper use and development of this lease, and shall have the right to use, free of cost, gas, oil and water produced on said land for its operations thereon, except water from wells of Lessor. Lessee shall also have the right at any time to remove all or any part of the machinery, fixtures or structures placed on said premises, including the right to draw and remove casing. Lessee shall pay for damages caused by its operations to growing crops on said lands, and, when requested by Lessor, shall bury its pipe lines below plow depth.

11. The interest or estate of either party hereto may be assigned, the privilege of assigning in whole or in part being expressly allowed. In event this lease shall be assigned as to any part or parts of the above described land and the assignee or assignees of such part or parts shall fail or make default in the payment of the proportionate part of the rents due from him or them, such default shall not operate to defeat or affect this lease insofar as it covers a part or parts of said land upon which the said Lessee or any assignee thereof shall make due payment of said rental. No change of ownership in the land or in the rentals or royalties shall be binding on the Lessee until after notice to the Lessee and it has been furnished with a written transfer or assignment or a certified copy thereof.

12. At any time, Lessee, its successors or assigns, shall have the right to surrender this lease or any part thereof for cancellation, after which all payments and liabilities hereunder thereafter shall cease and determine, and if the whole is surrendered, then this lease shall become absolutely null and void. This surrender may be made to the Lessor, or if more than one Lessor, then to any one of them, or to the heirs or assigns of any one of them by delivery of a duly executed surrender thereof in person or by registered mail addressed to the post office address of such person, or by recording a duly executed surrender thereof in person or by registered mail in the County in which the land is located.

13. Lessor hereby warrants and agrees to defend the title to the land herein described and agrees that the Lessee at its option may pay, discharge or redeem any taxes, mortgages, or other liens existing, levied, or assessed on or against the above described lands, and in event it exercises such option, it shall be subrogated to the rights of any holder or holders thereof and may reimburse itself by applying any royalty or rentals accruing hereunder to the discharge of any such taxes, mortgages or other liens.

14. It is expressly agreed that if the Lessee shall commence drilling operations at any time while this lease is in force, it shall remain in force and its terms continue so long as such operations are prosecuted, and if production results therefrom, then as long as production continues. If after the expiration of the term of this lease production from the leased premises shall cease from any cause, this lease shall not terminate provided Lessee resumes operations within sixty days from such cessation, and this lease shall remain in force during the prosecution of such operations, and, if production results therefrom, then as long as oil or gas is produced in paying quantities.

09/15/2023

ASSIGNMENT  
See Lease Book / See Page

J.H.D.  
J.H.D.

15. This lease embodies the entire contract and agreement between Lessor and Lessee, and no warranties, representations, promises or inducements not herein expressed have been made or relied upon by either party. The terms, conditions and stipulations hereof shall extend to the respective heirs, executors, administrators, successors and assigns of the parties hereto.

November 13, 1981

Witness the hands and seals of the parties hereto the day and year first above written.

WITNESS:

W. Raymond Grady  
W. Raymond Grady  
W. Raymond Grady

V. Edna Raines (SEAL)  
Richard L. Raines (SEAL)  
Delores J. Raines (SEAL)  
Garry M. Raines (SEAL)  
Ray J. Raines (SEAL)  
(SEAL)  
(SEAL)  
(SEAL)

PENNSYLVANIA  
WEST VIRGINIA ACKNOWLEDGMENT

PENNSYLVANIA  
STATE OF WEST VIRGINIA  
COUNTY OF Beaver

To-wit:

I, W. Raymond Grady, a Notary Public of said County, do hereby certify that Edna Raines, Richard L. Raines and Delores Raines whose name THEY signed to the within writing bearing date the November 29<sup>th</sup> day of NOVEMBER 19 81 ha S this day acknowledged the same before me in my said County.  
Given under my hand this 13 day of November, 19 81

My Commission expires January 23, 1984

PENNSYLVANIA  
WEST VIRGINIA ACKNOWLEDGMENT

STATE OF WEST VIRGINIA Lenna  
COUNTY OF Lawrence

To-wit:

I, Elizabeth Reed, a Notary Public of said County, do hereby certify that Paula M. Raines & Ray J. Raines whose name THEY signed to the within writing bearing date the 29<sup>th</sup> day of November, 19 81 ha S this day acknowledged the same before me in my said County.  
Given under my hand this 25 day of November, 19 81

My Commission expires 7-8-85

OHIO ACKNOWLEDGMENT

STATE OF OHIO,  
COUNTY OF \_\_\_\_\_

SS.

Before me, a Notary Public in and for said county, personally appeared the above named \_\_\_\_\_ who acknowledged that \_\_\_\_\_ he \_\_\_\_\_ did sign the foregoing instrument, and that the same is \_\_\_\_\_ free act and deed. In testimony whereof I have hereunto subscribed my name at \_\_\_\_\_, this \_\_\_\_\_ day of \_\_\_\_\_, 19 \_\_\_\_\_.  
My Commission expires \_\_\_\_\_

Notary Public

STATE OF WEST VIRGINIA,  
ROANE COUNTY COMMISSION CLERK'S OFFICE,

1 December 1981 10:35A

Book No. 161

The foregoing instrument together with the certificate thereto annexed, was this date admitted to record in said office.

File No. 11707

GENE M. ASHLEY, Clerk

09/15/2023

Fees \$ 4.50

By Carolyn Batten Deputy

10  
Lease

# OIL AND GAS LEASE

AGREEMENT, made and entered into this 15<sup>th</sup> day of SEPTEMBER A. D. 1981  
by and between ROSS W. RAINES AND RITA H. RAINES - HIS WIFE

of BEAVER FALLS PA, 15010 party of the first part, hereinafter called Lessor (whether one or more),  
and M.J. JOINT VENTURE A PARTNERSHIP party of the second part, hereinafter called Lessee;

1. WITNESSETH: That the Lessor, in consideration of the sum of One Dollar, the receipt of which is hereby acknowledged, and the covenants and agreements hereinafter contained, does hereby grant unto the Lessee all of the oil and gas and all of the constituents of either in and under the land hereinafter described, together with the exclusive right to drill for, produce and market oil and gas and their constituents and of storing gas of any kind in any formation underlying the land, and also the right to enter thereon at all times for the purpose of drilling and operating for oil, gas and water, laying pipe lines, erecting tanks, machinery, powers and structures, and to possess, use, and occupy so much of said premises as is necessary and convenient for said purposes and to convey

the above named products therefrom or thereto by pipe lines or otherwise; said land being situate in WILKINSON District, County of PLUME, State of WEST VIRGINIA, and described as follows, to-wit: Bounded on the

NORTH by lands of J.F. LUPARDUS

EAST by lands of S.P. KISER

SOUTH by lands of T.H. LEE

WEST by lands of J.A. LYNCH

Containing NINETY SIX (96) acres, more or less and being the same land conveyed to lessor by \_\_\_\_\_ and \_\_\_\_\_ by deed dated \_\_\_\_\_ and \_\_\_\_\_

recorded in said county records in \_\_\_\_\_ Book No. \_\_\_\_\_ Page \_\_\_\_\_

2. It is agreed that this lease shall remain in force for a primary term of FIVE (5) years from this date and as long thereafter as operations for oil or gas are being conducted on the premises, or oil or gas is found in paying quantities thereon, or any formation underlying the herein leased land is used for storage of gas as provided under paragraph 7 hereof.

3. The Lessee shall deliver to the credit of the Lessor free of cost, in the pipe line to which he may connect his wells, the equal one-eighth ( $\frac{1}{8}$ ) part of all oil produced and saved from the leased premises, and shall pay Lessor THE EQUIVALENT ONE-EIGHTH (1/8) PART OF ALL GAS PRODUCED AND SAVED FROM THE LEASED PREMISES for all gas and casing head gas produced and sold from the premises, payable monthly; provided, Lessee shall pay Lessor a royalty at the rate of Fifty Dollars per year on each gas well while, through lack of market, gas therefrom is not sold or used off the premises, and while said royalty is so paid said well shall be held to be a paying well under paragraph 2 hereof.

4. The Lessee shall commence operations for a well on the premises on or before SEPT 15, 1981, unless Lessee pays thereafter a rental of FIVE DOLLARS PER ACRE for each 12 months that operations are delayed from the time above mentioned. The consideration first recited herein, the down payment, shall cover not only the privilege granted to the date when first said rental is payable as aforesaid, but also the Lessee's option of extending that period as aforesaid, and any and all other rights conferred. The drilling of a non-productive well shall be accepted by the Lessor in lieu of delay rental for a period of one year after its completion, and following the exhaustion or abandonment of all wells the Lessee shall have the right for a period of one year to resume the payment of delay rental or commence operations for another well. Upon the resumption of payment of rentals the provisions hereof governing such payment and the effect thereof shall continue in force as though they had not been interrupted.

5. All moneys coming due hereunder shall be paid or tendered to ROSS W. RAINES direct, or by check payable to his (or her) order mailed to 1614 LAKEVIEW DRIVE BEAVER FALLS PA 15010, and no default shall be declared against the Lessee by the Lessor for failure of the Lessee to make any payment or perform any conditions provided for herein unless the Lessee shall refuse or neglect to pay or perform the same for ten days after having received written notice by registered mail from the Lessor of his intention to declare such default.

6. Lessor reserves 200,000 cubic feet of gas per annum for domestic use, to be taken through his own appliances at any producing gas well, and agrees to pay Lessee a fair domestic rate for any gas used in excess thereof. Lessor further covenants and agrees that his taking and use of gas shall be wholly at his own risk, the Lessee not to be held liable for any accident or damage caused thereby, nor shall Lessee be liable for any shortage or failure in the supply of gas for said domestic use.

7. Lessee shall have the right to use any formation underlying the leased premises for the storage of gas and shall have all rights and rights-of-way necessary to store and produce such stored gas. As full payment for such storage rights, the Lessee shall pay to the Lessor a rental at the rate of \_\_\_\_\_ per acre per year, while the premises are so used, and so long as the storage payment is made, all provisions of this lease shall remain in full effect.

8. Lessor further grants to the Lessee, his heirs and assigns, the right to unitize this lease with other leases to form a drilling unit or units according to the rules and regulations which may be adopted for the proper development and conservation of the field. In the event this lease is so unitized, the Lessor agrees to accept, in lieu of the royalty hereinbefore recited, such proportion of the royalty above provided, as the acreage covered by this lease bears to the total acreage comprising the unit.

9. If said Lessor owns a less interest in the above described land than the undivided fee simple estate therein, then the royalties and rentals herein provided shall be paid the Lessor only in the proportion which his interest bears to the whole and undivided fee.

10. No well may be drilled nearer than 200 feet to the house or barn now on said premises without the written consent of Lessor. Lessee shall have and enjoy all rights and privileges necessary and convenient for the proper use and development of this lease, and shall have the right to use, free of cost, gas, oil and water produced on said land for its operations thereon, except water from wells of Lessor. Lessee shall also have the right at any time to remove all or any part of the machinery, fixtures or structures placed on said premises, including the right to draw and remove casing. Lessee shall pay for damages caused by its operations to growing crops on said lands, and, when requested by Lessor, shall bury its pipe lines below plow depth.

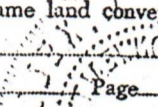
11. The interest or estate of either party hereto may be assigned, the privilege of assigning in whole or in part being expressly allowed. In event this lease shall be assigned as to any part or parts of the above described land and the assignee or assignees of such part or parts shall fail or make default in the payment of the proportionate part of the rents due from him or them, such default shall not operate to defeat or affect this lease insofar as it covers a part or parts of said land upon which the said Lessee or any assignee thereof shall make due payment of said rental. No change of ownership in the land or in the rentals or royalties shall be binding on the Lessee until after notice to the Lessee and it has been furnished with a written transfer or assignment or a certified copy thereof.

12. At any time, Lessee, its successors or assigns, shall have the right to surrender this lease or any part thereof for cancellation, after which all payments and liabilities hereunder thereafter shall cease and determine, and if the whole is surrendered, then this lease shall become absolutely null and void. This surrender may be made to the Lessor, or if more than one Lessor, then to any one of them, or to the heirs or assigns of any one of them by delivery of a duly executed surrender thereof in person or by mail addressed to the post office address of such person, or by recording a duly executed surrender thereof in the Recorder's office of the County in which the land is located.

13. Lessor hereby warrants and agrees to defend the title to the land herein described and agrees that the Lessee at its option may pay, discharge or redeem any taxes, mortgages, or other liens existing, levied, or assessed on or against the above described lands, and in event it exercises such option, it shall be subrogated to the rights of any holder or holders thereof and may reimburse itself by applying any royalty or rentals accruing hereunder to the discharge of any such taxes, mortgages or other liens.

14. It is expressly agreed that if the Lessee shall commence drilling operations at any time while this lease is in force, it shall remain in force and its terms continue so long as such operations are prosecuted, and if production results therefrom, then as long as production continues. If after the expiration of the term of this lease production from the leased premises shall cease from any cause, this lease shall not terminate provided Lessee resumes operations within sixty days from such cessation, and this lease shall remain in force during the prosecution of such operations, and, if production results therefrom, then as long as oil or gas is produced in paying quantities.

M.J. JOINT VENTURE A PARTNERSHIP BY DOCUMENT PREPARED BY M.J.S



09-15-2018

See Lease Book 160 Page 165 ASSIGNMENT



15. This lease embodies the entire contract and agreement between Lessor and Lessee, and no warranties, representations, promises or inducements not herein expressed have been made or relied upon by either party. The terms, conditions and stipulations hereof shall extend to the respective heirs, executors, administrators, successors and assigns of the parties hereto.

Witness the hands and seals of the parties hereto the day and year first above written.

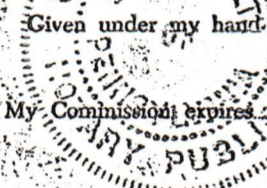
WITNESS:

Glenda L. Kelly  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Ross W. Raines (SEAL)  
Rita H. Raines (SEAL)  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_ (SEAL)

~~STATE OF WEST VIRGINIA~~ <sup>Pennsylvania</sup> WEST VIRGINIA ACKNOWLEDGMENT  
COUNTY OF Beaver } To-wit:

I, Glenda L. Kelly, a Notary Public of said County, do hereby certify that ROSS W. RAINES & RITA H. RAINES whose name ROSS W. RAINES & RITA H. RAINES signed to the within writing bearing date the 21 day of Sept, 1981 has RA this day acknowledged the same before me in my said County.  
Given under my hand this 21 day of Sept, 1981.



Glenda L. Kelly  
Notary Public  
GLENDA L. KELLY, NOTARY PUBLIC  
BIG BEAVER-BORO, BEAVER COUNTY  
MY COMMISSION EXPIRES JULY 5, 1985  
Member, Pennsylvania Association of Notaries

~~STATE OF WEST VIRGINIA~~ WEST VIRGINIA ACKNOWLEDGMENT  
COUNTY OF \_\_\_\_\_ } To-wit:

I, \_\_\_\_\_, a Notary Public of said County, do hereby certify that \_\_\_\_\_ whose name \_\_\_\_\_ signed to the within writing bearing date the \_\_\_\_\_ day of \_\_\_\_\_, 19\_\_\_\_ has \_\_\_\_\_ this day acknowledged the same before me in my said County.  
Given under my hand this \_\_\_\_\_ day of \_\_\_\_\_, 19\_\_\_\_.

My Commission expires \_\_\_\_\_  
Notary Public

STATE OF WEST VIRGINIA,  
ROANE COUNTY COMMISSION CLERK'S OFFICE, 6 October 1981 9:31 A.

Book No. 160  
The foregoing instrument together with the certificate thereto annexed, was this date admitted to record in said office.

File No. 11037  
Fees \$ 4.50  
GENE M. ASHLEY, Clerk  
By Carolyn Satter Deputy

CASTO & HARRIS INC., SPENCER, W. VA. RE-ORDER # 76626

My Commission expires \_\_\_\_\_

Notary Public

ADMITTED TO RECORD  
Globe Printing & Binding Co., Parkersburg, W. Va.  
1981 OCT -6 AM 9:31  
BOOK NO. 160  
PAGE NO. 166  
GENE M. ASHLEY  
ROANE COUNTY COMMISSION CLERK  
W. VA.

RECORDING DATA:  
Term \_\_\_\_\_  
County \_\_\_\_\_ State \_\_\_\_\_  
Location \_\_\_\_\_  
Acres \_\_\_\_\_  
Date \_\_\_\_\_, 19\_\_\_\_  
TO  
Globe Form 100 - Rev. (Standard Ohio & W. Va.)  
Oil and Gas Lease  
09/15/2023

ST 1001 Lease # 211

# OIL AND GAS LEASE

BOOK 160 PAGE 171

AGREEMENT, made and entered into this 11 day of SEPTEMBER A. D. 1981  
by and between BLANCHE BRITAIN AND CHARL BRITAIN - HER HUSBAND

of BEAVER FALLS PA 15010 party of the first part, hereinafter called Lessor (whether one or more),  
and M+J JOINT VENTURE A PARTNERSHIP party of the second part, hereinafter called Lessee;

1. WITNESSETH: That the Lessor, in consideration of the sum of One Dollar, the receipt of which is hereby acknowledged, and the covenants and agreements hereinafter contained, does hereby grant unto the Lessee all of the oil and gas and all of the constituents of either in and under the land hereinafter described, together with the exclusive right to drill for, produce and market oil and gas and their constituents and of storing gas of any kind in any formation underlying the land, and also the right to enter thereon at all times for the purpose of drilling and operating for oil, gas and water, laying pipe lines, erecting tanks, machinery, powers and structures, and to possess, use, and occupy so much of said premises as is necessary and convenient for said purposes and to convey the above named products therefrom or thereto by pipe lines or otherwise; said land being situate in WALTON District, County of ROANE State of WEST VIRGINIA, and described as follows, to-wit: Bounded on the NORTH by lands of J E LUPARDUS EAST by lands of SP KISER SOUTH by lands of TH LEE WEST by lands of J A LYNCH Containing NINETY-SIX (96) acres, more or less and being the same land conveyed to lessor by \_\_\_\_\_ by deed dated \_\_\_\_\_ and recorded in said county records in \_\_\_\_\_ Book No. \_\_\_\_\_ Page \_\_\_\_\_

2. It is agreed that this lease shall remain in force for a primary term of FIVE (5) years from this date and as long thereafter as operations, for oil or gas are being conducted on the premises, or oil or gas is found in paying quantities thereon, or any formation underlying the herein leased land is used for storage of gas as provided under paragraph 7 hereof.

3. The Lessee shall deliver to the credit of the Lessor free of cost, in the pipe line to which he may connect his wells, the equal one-eighth (1/8) part of all oil produced and saved from the leased premises, and shall pay Lessor THE EQUAL ONE-EIGHTH (1/8) PART OF ALL GAS PRODUCED AND SAVED FROM THE LEASED PREMISES for all gas and casing head gas produced and sold from the premises, payable monthly; provided, Lessee shall pay Lessor a royalty at the rate of Fifty Dollars per year on each gas well while, through lack of market, gas therefrom is not sold or used off the premises, and while said royalty is so paid said well shall be held to be a paying well under paragraph 2 hereof.

4. The Lessee shall commence operations for a well on the premises on or before \_\_\_\_\_, 19\_\_\_\_, unless Lessee pays thereafter a rental of FIVE DOLLARS PER ACRE for each 12 months that operations are delayed from the time above mentioned. The consideration first recited herein, the down payment, shall cover not only the privilege granted to the date when first said rental is payable as aforesaid, but also the Lessee's option of extending that period as aforesaid, and any and all other rights conferred. The drilling of a non-productive well shall be accepted by the Lessor in lieu of delay rental for a period of one year after its completion, and following the exhaustion or abandonment of all wells the Lessee shall have the right for a period of one year to resume the payment of delay rental or commence operations for another well. Upon the resumption of payment of rentals the provisions hereof governing such payment and the effect thereof shall continue in force as though they had not been interrupted.

5. All moneys coming due hereunder shall be paid or tendered to BLANCHE BRITAIN direct, or by check payable to his (or her) order mailed to MAY RD, RD 1 BEAVER FALLS PA 15010 and no default shall be declared against the Lessee by the Lessor for failure of the Lessee to make any payment or perform any conditions provided for herein unless the Lessee shall refuse or neglect to pay or perform the same for ten days after having received written notice by registered mail from the Lessor of his intention to declare such default.

6. Lessor reserves 200,000 cubic feet of gas per annum for domestic use, to be taken through his own appliances at any producing gas well, and agrees to pay Lessee a fair domestic rate for any gas used in excess thereof. Lessor further covenants and agrees that his taking and use of gas shall be wholly at his own risk, the Lessee not to be held liable for any accident or damage caused thereby, nor shall Lessee be liable for any shortage or failure in the supply of gas for said domestic use.

7. ~~Lessee shall have the right to use any formation underlying the leased premises for the storage of gas and shall have all rights and rights of way necessary to store and produce such stored gas. As full payment for such storage rights, the Lessee shall pay to the Lessor a rental at the rate of \_\_\_\_\_ per acre per year, while the premises are so used, and so long as the storage payment is made, all provisions of this lease shall remain in full effect.~~

8. ~~Lessor further grants to the Lessee, his heirs and assigns, the right to unitize this lease with other leases to form a drilling unit or units according to the rules and regulations which may be adopted for the proper development and conservation of the field. In the event this lease is so unitized, the Lessor agrees to accept, in lieu of the royalty hereinbefore recited, such proportion of the royalty above provided, as the acreage covered by this lease bears to the total acreage comprising the unit.~~

9. If said Lessor owns a less interest in the above described land than the undivided fee simple estate therein, then the royalties and rentals herein provided shall be paid the Lessor only in the proportion which his interest bears to the whole and undivided fee.

10. No well may be drilled nearer than 200 feet to the house or barn now on said premises without the written consent of Lessor. Lessee shall have and enjoy all rights and privileges necessary and convenient for the proper use and development of this lease, and shall have the right to use, free of cost, gas, oil and water produced on said land for its operations thereon, except water from wells of Lessor. Lessee shall also have the right at any time to remove all or any part of the machinery, fixtures or structures placed on said premises, including the right to draw and remove casing. Lessee shall pay for damages caused by its operations to growing crops on said lands, and, when requested by Lessor, shall bury its pipe lines below plow depth.

11. The interest or estate of either party hereto may be assigned, the privilege of assigning in whole or in part being expressly allowed. In event this lease shall be assigned as to any part or parts of the above described land and the assignee or assignees of such part or parts shall fail or make default in the payment of the proportionate part of the rents due from him or them, such default shall not operate to defeat or affect this lease insofar as it covers a part or parts of said land upon which the said Lessee or any assignee thereof shall make due payment of said rental. No change of ownership in the land or in the rentals or royalties shall be binding on the Lessee until after notice to the Lessee and it has been furnished with a written transfer or assignment or a certified copy thereof.

12. At any time, Lessee, its successors or assigns, shall have the right to surrender this lease or any part thereof for cancellation, after which all payments and liabilities hereunder thereafter shall cease and determine, and if the whole is surrendered, then this lease shall become absolutely null and void. This surrender may be made to the Lessor, or if more than one Lessor, then to any one of them, or to the heirs or assigns of any one of them by delivery of a duly executed surrender thereof in person or by mail addressed to the post office address of such person, or by recording a duly executed surrender thereof in the Recorder's office of the County in which the land is located.

13. Lessor hereby warrants and agrees to defend the title to the land herein described and agrees that the Lessee at its option may pay, discharge or redeem any taxes, mortgages, or other liens existing, levied, or assessed on or against the above described lands, and in event it exercises such option, it shall be subrogated to the rights of any holder or holders thereof and may reimburse itself by applying any royalty or rentals accruing hereunder to the discharge of any such taxes, mortgages or other liens.

14. It is expressly agreed that if the Lessee shall commence drilling operations at any time while this lease is in force, it shall remain in force and its terms continue so long as such operations are prosecuted, and if production results therefrom, then as long as production continues. If after the expiration of the term of this lease production from the leased premises shall cease from any cause, this lease shall not terminate provided Lessee resumes operations within sixty days from such cessation, and this lease shall remain in force during the prosecution of such operations, and, if production results therefrom, then as long as oil or gas is produced in paying quantities.

THIS DOCUMENT PREPARED BY M+J JOINT VENTURE A PARTNERSHIP

ASSIGNMENT See Lease Book/Lease Page 1

09/15/2013

15. This lease embodies the entire contract and agreement between Lessor and Lessee, and no warranties, representations, promises or inducements not herein expressed have been made or relied upon by either party. The terms, conditions and stipulations hereof shall extend to the respective heirs, executors, administrators, successors and assigns of the parties hereto.

Witness the hands and seals of the parties hereto the day and year first above written.

WITNESS:

Elnora Sherrill  
Elnora Sherrill

Blanche Brittain (SEAL)  
Blanche Brittain (SEAL)  
(SEAL)  
(SEAL)  
(SEAL)  
(SEAL)  
(SEAL)

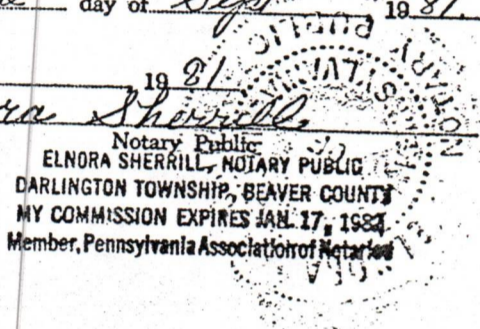
Pennsylvania  
STATE OF ~~WEST VIRGINIA~~ Pennsylvania WEST VIRGINIA ACKNOWLEDGMENT

COUNTY OF Beaver } To-wit:

I, Elnora Sherrill  
Blanche Brittain a Notary Public of said County, do hereby certify that

whose name E signed to the within writing bearing date the 22 day of Sept 19 81  
has A this day acknowledged the same before me in my said County.

Given under my hand this 22 day of Sept 19 81  
My Commission expires Jan. 17 82



STATE OF WEST VIRGINIA WEST VIRGINIA ACKNOWLEDGMENT

COUNTY OF \_\_\_\_\_ } To-wit:

I, \_\_\_\_\_ a Notary Public of said County, do hereby certify that

whose name \_\_\_\_\_ signed to the within writing bearing date the \_\_\_\_\_ day of \_\_\_\_\_, 19 \_\_\_\_\_  
has \_\_\_\_\_ this day acknowledged the same before me in my said County.

Given under my hand this \_\_\_\_\_ day of \_\_\_\_\_, 19 \_\_\_\_\_  
My Commission expires \_\_\_\_\_ Notary Public

OHIO ACKNOWLEDGMENT

STATE OF WEST VIRGINIA,  
ROANE COUNTY COMMISSION CLERK'S OFFICE, 6 October 19 81 9:32 A.M.

Book No. 160  
The foregoing instrument together with the certificate thereto annexed, was this date admitted to record in said office.

File No. 11040  
Fees \$ 4.50  
GENE M. ASHLEY, Clerk  
By Carolyn Batten Deputy

GASTO & HARRIS INC., SPENCER, W. VA. RE-ORDER 76626

Notary Public

RECORDING DATA:  
Term \_\_\_\_\_  
County \_\_\_\_\_ State \_\_\_\_\_  
Location \_\_\_\_\_  
Acres \_\_\_\_\_  
Date \_\_\_\_\_, 19 \_\_\_\_\_  
TO \_\_\_\_\_  
Globe Form 100 - Pat. (Standard Ohio & W. Va.)  
Oil and Gas Lease  
09/15/2023

RECORDED  
OCT 6 9 32 AM 1981  
GENE M. ASHLEY  
ROANE COUNTY COMMISSION CLERK  
PARKERSBURG, W. VA.

STATE OF WEST VIRGINIA  
OFFICE OF OIL AND GAS  
NOTICE OF EXPIRED PERMIT

Permit number:47- 87-3526  
Company:KEY OIL CO.  
Date:27-Nov-84  
Date issued:12/21/81

County:ROANE #1  
Farm:ROBERT BOSTIC  
Well no.:  
Date expired:/ / 0

**RECEIVED**  
FEB 18 1985  
OIL & GAS DIVISION  
DEPT. OF MINES

I have inspected the above wellsite and found no well work done. Please  
cancel this well work permit.

Signed: *Homer H. Dougherty*  
Date: 2/13/85

09/15/2023

STATE OF WEST VIRGINIA  
DEPARTMENT OF MINES  
OIL AND GAS DIVISION  
STATUS INSPECTION REQUEST  
INSPECTOR'S COMPLIANCE REPORT

Permit No. 087-3526-REN

County. Roane

Company. Key Oil, Inc.

Farm. Robert Bostick

Inspector. Homer Dougherty

Well No. 211-1

Date. September 19, 1984

Issued. 8-8-83

RULE	DESCRIPTION	IN COMPLIANCE	
		YES	NO
23.06	Notification Prior to starting Work	_____	_____
25.04	Prepared before Drilling to prevent Waste	_____	_____
25.03	High-Pressure Drilling	_____	_____
16.01	Required Permits at Wellsite	_____	_____
15.03	Adequate Fresh Water Casing	_____	_____
15.02	Adequate Coal Casing	_____	_____
15.01	Adequate Production Casing	_____	_____
15.04	Adequate Cement Strength	_____	_____
23.02	Maintained Access Roads	_____	_____
25.01	Necessary Equipment to prevent Waste	_____	_____
23.03	Reclaimed Drilling Site	_____	_____
23.04	Reclaimed Drilling Pits	_____	_____
23.05	No Surface or Underground Pollution	_____	_____
7.03	Identification Markings	_____	_____

**RECEIVED**  
FEB 18 1985  
OIL & GAS DIVISION  
DEPT. OF MINES

COMMENTS: Please issue final on cancellation if location is okay. Permit  
expired on 4-8-84

I have inspected the above well and (Have/Have Not) found it to be in compliance with all of the rules and regulations of the Office of Oil and Gas-Department of Mines of the State of West Virginia.

SIGNED: Homer H. Dougherty  
DATE: 2/13/85

09/15/2023



State of West Virginia

Department of Mines  
Oil and Gas Division  
Charleston 25305

THEODORE M. STREIT  
ADMINISTRATOR

BARTON B. LAY, JR.  
DIRECTOR

February 20, 1985

Key Oil Company  
P. O. Box 709  
Spencer, West Virginia 25276

In Re: Permit No: 47-087-3526  
Farm: Robert Boxtick  
Well No: 211-1  
District: Walton  
County: Roane  
Issued: 12-21-81

Gentlemen:

The FINAL INSPECTION REPORT for the above captioned well has been received in this office. Only the column checked below applies:

XXXXX The well designated by the above captioned permit number has been released under your Blanket Bond. (PERMIT CANCELLED - NEVER DRILLED)

Please return the enclosed cancelled single bond which covered the well designated by the above permit number to the surety company who executed said bond in your behalf, in order that they may give you credit on their records.

Your well record was received and reclamation requirements approved. In accordance with Chapter 22, Article 4, Section 2, the above captioned well will remain under bond coverage for life of the well.

Very truly yours,

Theodore M. Streit, Administrator  
Dept. Mines-Office of Oil & Gas

TMS/nw

09/15/2023

111.2 12-17-81

4525

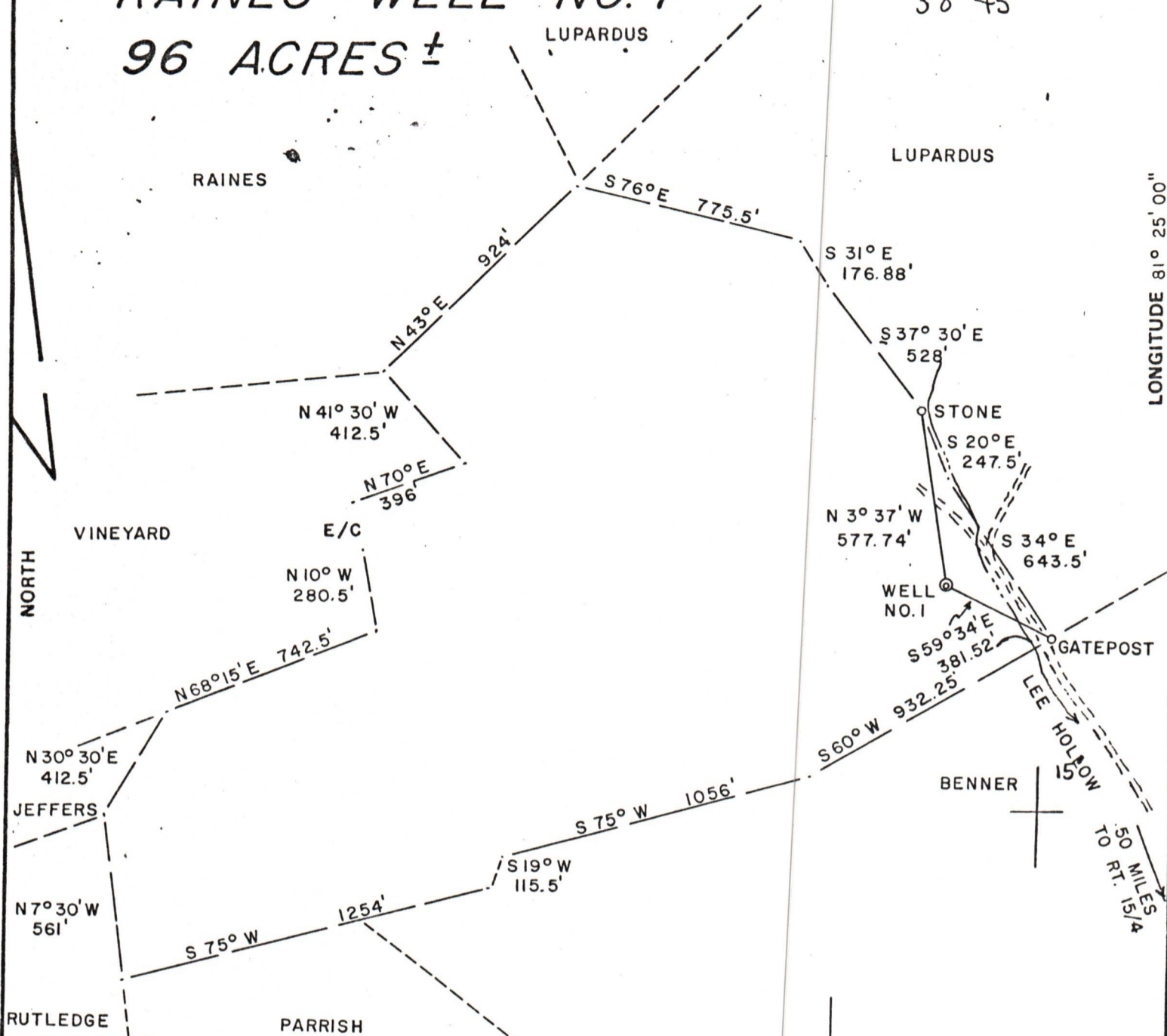
# RAINES WELL NO. 1

## 96 ACRES ±

LATITUDE 38° 42' 30"

38° 45'

LONGITUDE 81° 25' 00"



FILE NO. 5-26  
 DRAWING NO. \_\_\_\_\_  
 SCALE 1" = 500'  
 MINIMUM DEGREE OF ACCURACY 1/200  
 PROVEN SOURCE OF ELEVATION TOP OF KNOB  
 ELEV. 1040'

I THE UNDERSIGNED, HEREBY CERTIFY THAT THIS PLAT IS CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AND SHOWS ALL THE INFORMATION REQUIRED BY LAW AND THE REGULATIONS ISSUED AND PRESCRIBED BY THE DEPARTMENT OF MINES.  
 (SIGNED) Gregory A. Smith  
 R.P.E. \_\_\_\_\_ L.L.S. 677

PLACE SEAL HERE

(+) DENOTES LOCATION OF WELL ON UNITED STATES TOPOGRAPHIC MAPS  
 FORM IV-6 (8-78)



DATE NOVEMBER 12, 19 81  
 OPERATOR'S WELL NO. 1  
 API WELL NO. \_\_\_\_\_  
47-087-3526-b  
 STATE COUNTY PERMIT  
Cancelled

STATE OF WEST VIRGINIA  
 DEPARTMENT OF MINES  
 OIL AND GAS DIVISION

WELL TYPE: OIL \_\_\_ GAS X LIQUID INJECTION \_\_\_ WASTE DISPOSAL \_\_\_  
 (IF "GAS.") PRODUCTION X STORAGE \_\_\_ DEEP \_\_\_ SHALLOW X  
 LOCATION: ELEVATION 825' WATERSHED LEE HOLLOW  
 DISTRICT WALTON COUNTY ROANE  
 QUADRANGLE WALTON 7.5'  
 SURFACE OWNER ROBERT BOSTIC, et. al. ACREAGE 96  
 OIL & GAS ROYALTY OWNER ROSS RAINES, et. al. LEASE ACREAGE 96  
 LEASE NO. 211  
 PROPOSED WORK: DRILL X CONVERT \_\_\_ DRILL DEEPER \_\_\_ REDRILL \_\_\_ FRACTURE OR STIMULATE \_\_\_ PLUG OFF OLD FORMATION \_\_\_ PERFORATE NEW FORMATION \_\_\_ OTHER PHYSICAL CHANGE IN WELL (SPECIFY) \_\_\_\_\_  
 PLUG AND ABANDON \_\_\_ CLEAN OUT AND REPLUG \_\_\_  
 TARGET FORMATION DEVONIAN SHALE ESTIMATED DEPTH 5000'  
 WELL OPERATOR KEY OIL COMPANY DESIGNATED AGENT JOE McLAUGHLIN  
 ADDRESS 220 W. CENTRAL AVE. ADDRESS P. O. BOX 727  
TITUSVILLE, PA. 16354 SPENCER, W.V. 25276

09/15/2023

15. This lease embodies the entire contract and agreement between Lessor and Lessee, and no warranties, representations, promises or inducements not herein expressed have been made or relied upon by either party. The terms, conditions and stipulations hereof shall extend to the respective heirs, executors, administrators, successors and assigns of the parties hereto.

Witness the hands and seals of the parties hereto the day and year first above written.

WITNESS:

*Eupa Ransickle* (SEAL)  
*Henry S. Ransickle* (SEAL)  
(SEAL)  
(SEAL)  
(SEAL)  
(SEAL)  
(SEAL)

WEST VIRGINIA ACKNOWLEDGMENT

STATE OF WEST VIRGINIA

COUNTY OF Manawha

To-wit:

I, Shirley Burdette, a Notary Public of said County, do hereby certify that Eupa Ransickle & Henry S. Ransickle whose name are signed to the within writing bearing date the September day of 15, 1981 have all this day acknowledged the same before me in my said County.

Given under my hand this 19 day of September, 1981.

My Commission expires March 22, 1983 Shirley M. Burdette commissioned as Notary Public Shirley M. Raines

WEST VIRGINIA ACKNOWLEDGMENT

STATE OF WEST VIRGINIA

COUNTY OF \_\_\_\_\_

To-wit:

I, \_\_\_\_\_, a Notary Public of said County, do hereby certify that \_\_\_\_\_ whose name \_\_\_\_\_ signed to the within writing bearing date the \_\_\_\_\_ day of \_\_\_\_\_, 19\_\_\_\_ have \_\_\_\_\_ this day acknowledged the same before me in my said County.

Given under my hand this \_\_\_\_\_ day of \_\_\_\_\_, 19\_\_\_\_.

My Commission expires \_\_\_\_\_ Notary Public

OHIO ACKNOWLEDGMENT

STATE OF OHIO

STATE OF WEST VIRGINIA, ROANE COUNTY COMMISSION CLERK'S OFFICE, 6 October 1981 9:31 A.M.

Book No. 160  
The foregoing instrument together with the certificate thereto annexed, was this date admitted to record in said office.

GENE M. ASHLEY, Clerk  
By Carolyn Batten Deputy

File No. 11039  
Fees \$ 4.50

CASTO & HARRIS INC., SPENCER, W. VA. REORDER # 76626

Notary Public

RECORDED TO RECORD  
OCT-6 AM 9:31  
1981  
GENE M. ASHLEY  
COMMISSION

RECORDING DATA

Term	County	Location	Acres	Date	TO	

(Standard Ohio & Va.)  
**Oil and Gas Lease**  
09/15/2023



OIL AND GAS LEASE

TRACT # 211  
BOOK 160 PAGE 169

AGREEMENT, made and entered into this 15<sup>th</sup> day of SEPT A. D. 1981  
by and between EVA VANCICKE AND HENRY VANCICKE-HER HUSBAND

of HURRICAN WVA party of the first part, hereinafter called Lessor (whether one or more),  
and M+J JOINT VENTURE A PARTNERSHIP party of the second part, hereinafter called Lessee;

1. WITNESSETH: That the Lessor, in consideration of the sum of One Dollar, the receipt of which is hereby acknowledged, and the covenants and agreements hereinafter contained, does hereby grant unto the Lessee all of the oil and gas and all of the constituents of either in and under the land hereinafter described, together with the exclusive right to drill for, produce and market oil and gas and their constituents and of storing gas of any kind in any formation underlying the land, and also the right to enter thereon at all times for the purpose of drilling and operating for oil, gas and water, laying pipe lines, erecting tanks, machinery, powers and structures, and to possess, use, and occupy so much of said premises as is necessary and convenient for said purposes and to convey

the above named products therefrom or thereto by pipe lines or otherwise; said land being situate in WATSON District, County of ROANE State of WEST VIRGINIA, and described as follows, to-wit: Bounded on the

NORTH by lands of J. E. LUPARDUS  
EAST by lands of S. P. KISER  
SOUTH by lands of T. H. WEE  
WEST by lands of J. A. HYNCH  
Containing NINETY SIX (96) acres, more or less and being the same land conveyed to lessor by

by deed dated \_\_\_\_\_ and recorded in said county records in \_\_\_\_\_ Book No. \_\_\_\_\_ Page \_\_\_\_\_

2. It is agreed that this lease shall remain in force for a primary term of FIVE (5) years from this date and as long thereafter as operations for oil or gas are being conducted on the premises, or oil or gas is found in paying quantities thereon, or any formation underlying the herein leased land is used for storage of gas as provided under paragraph 7 hereof.

3. The Lessee shall deliver to the credit of the Lessor free of cost, in the pipe line to which he may connect his wells, the equal one-eighth (1/8) part of all oil produced and saved from the leased premises, and shall pay Lessor THE EQUAL ONE EIGHTH (1/8) PART OF ALL GAS PRODUCED AND SAVED FROM THE LEASED PREMISES for all gas and casing head gas produced and sold from the premises, payable monthly; provided, Lessee shall pay Lessor a royalty at the rate of Fifty Dollars per year on each gas well while, through lack of market, gas therefrom is not sold or used off the premises, and while said royalty is so paid said well shall be held to be a paying well under paragraph 2 hereof.

4. The Lessee shall commence operations for a well on the premises on or before SEPT 15<sup>th</sup>, 1981, unless Lessee pays thereafter a rental of FIVE DOLLARS PER ACRE for each 12 months that operations are delayed from the time above mentioned. The consideration first recited herein, the down payment, shall cover not only the privilege granted to the date when first said rental is payable as aforesaid, but also the Lessee's option of extending that period as aforesaid, and any and all other rights conferred. The drilling of a non-productive well shall be accepted by the Lessor in lieu of delay rental for a period of one year after its completion, and following the exhaustion or abandonment of all wells the Lessee shall have the right for a period of one year to resume the payment of delay rental or commence operations for another well. Upon the resumption of payment of rentals the provisions hereof governing such payment and the effect thereof shall continue in force as though they had not been interrupted.

5. All moneys coming due hereunder shall be paid or tendered to EVA VANCICKE direct, or by check payable to his (or her) order mailed to 525 SUNNYBROOK DR HURRICAN WVA and no default shall be declared against the Lessee by the Lessor for failure of the Lessee to make any payment or perform any conditions provided for herein unless the Lessee shall refuse or neglect to pay or perform the same for ten days after having received written notice by registered mail from the Lessor of his intention to declare such default.

6. Lessor reserves 200,000 cubic feet of gas per annum for domestic use, to be taken through his own appliances at any producing gas well, and agrees to pay Lessee a fair domestic rate for any gas used in excess thereof. Lessor further covenants and agrees that his taking and use of gas shall be wholly at his own risk, the Lessee not to be held liable for any accident or damage caused thereby, nor shall Lessee be liable for any shortage or failure in the supply of gas for said domestic use.

7. Lessee shall have the right to use any formation underlying the leased premises for the storage of gas and shall have all rights and rights-of-way necessary to store and produce such stored gas. As full payment for such storage rights, the Lessee shall pay to the Lessor a rental at the rate of \_\_\_\_\_ per acre per year, while the premises are so used, and so long as the storage payment is made, all provisions of this lease shall remain in full effect.

8. Lessor further grants to the Lessee, his heirs and assigns, the right to unitize this lease with other leases to form a drilling unit or units according to the rules and regulations which may be adopted for the proper development and conservation of the field. In the event this lease is so unitized, the Lessor agrees to accept, in lieu of the royalty hereinbefore recited, such proportion of the royalty above provided, as the acreage covered by this lease bears to the total acreage comprising the unit.

9. If said Lessor owns a less interest in the above described land than the undivided fee simple estate therein, then the royalties and rentals herein provided shall be paid the Lessor only in the proportion which his interest bears to the whole and undivided fee.

10. No well may be drilled nearer than 200 feet to the house or barn now on said premises without the written consent of Lessor. Lessee shall have and enjoy all rights and privileges necessary and convenient for the proper use and development of this lease, and shall have the right to use, free of cost, gas, oil and water produced on said land for its operations thereon, except water from wells of Lessor. Lessee shall also have the right at any time to remove all or any part of the machinery, fixtures or structures placed on said premises, including the right to draw and remove casing. Lessee shall pay for damages caused by its operations to growing crops on said lands, and, when requested by Lessor, shall bury its pipe lines below plow depth.

11. The interest or estate of either party hereto may be assigned, the privilege of assigning in whole or in part being expressly allowed. In event this lease shall be assigned as to any part or parts of the above described land and the assignee or assignees of such part or parts shall fail or make default in the payment of the proportionate part of the rents due from him or them, such default shall not operate to defeat or affect this lease insofar as it covers a part or parts of said land upon which the said Lessee or any assignee thereof shall make due payment of said rental. No change of ownership in the land or in the rentals or royalties shall be binding on the Lessee until after notice to the Lessee and it has been furnished with a written transfer or assignment or a certified copy thereof.

12. At any time, Lessee, its successors or assigns, shall have the right to surrender this lease or any part thereof for cancellation, after which all payments and liabilities hereunder thereafter shall cease and determine, and if the whole is surrendered, then this lease shall become absolutely null and void. This surrender may be made to the Lessor, or if more than one Lessor, then to any one of them, or to the heirs or assigns of any one of them by delivery of a duly executed surrender thereof in person or by mail addressed to the post office address of such person, or by recording a duly executed surrender thereof in the Recorder's Office of the County in which the land is located.

13. Lessor hereby warrants and agrees to defend the title to the land herein described and agrees that the Lessee at its option may pay, discharge or redeem any taxes, mortgages, or other liens existing, levied, or assessed on or against the above described lands, and in event it exercises such option, it shall be subrogated to the rights of any holder or holders thereof and may reimburse itself by applying any royalty or rentals accruing hereunder to the discharge of any such taxes, mortgages or other liens.

14. It is expressly agreed that if the Lessee shall commence drilling operations at any time while this lease is in force, it shall remain in force and its terms continue so long as such operations are prosecuted, and if production results therefrom, then as long as production continues. If after the expiration of the term of this lease production from the leased premises shall cease from any cause, this lease shall not terminate provided Lessee resumes operations within sixty days from such cessation, and this lease shall remain in force during the prosecution of such operations, and, if production results therefrom, then as long as oil or gas is produced in paying quantities.

THIS DOCUMENT PREPARED BY M+J JOINT VENTURE A PARTNERSHIP

18-20-21-22

ASSIGNMENT  
See Lease Book Page 1