

Attachment B

Proposed Lease Amendment and Order For Payment

- **+/- 0.271 net acres in Section 13, 1 South, 67 West of the 6th p.m. in Adams County, Colorado.**

AMENDMENT TO OIL AND GAS LEASE

(To Correct Lease Legal Description)

KNOW ALL MEN BY THESE PRESENTS:

WHEREAS, the City of Brighton, whose address is 500 S. 4th Avenue, Brighton, CO 80601, (hereinafter referred to as "**Lessor**") did execute and deliver unto Ward Petroleum Corporation, LLC, whose address is P.O. Box 1187, Enid, Oklahoma 73702, (hereinafter referred to as "**Lessee**") that certain Oil and Gas Lease dated November 9, 2015, recorded at Reception No. 2015000105748 of the records of Adams County, State of Colorado (the "**Lease**") covering the lands described on the attached Exhibit "A" (hereinafter referred to as the "**Lease Legal Description**").

WHEREAS, Grizzly Petroleum Company, LLC whose address is 1001 17th Street, Suite 2000, Denver, Colorado 80202 is the current owner of the Lease (hereinafter referred to as the "**Current Lessee**").

WHEREAS, the description set forth in the Lease is incomplete, and both parties desire to correct and amend said Lease to include the lands described within the Lease Legal Description, as well as the additional lands described as follows:

SECTION 13 OF TOWNSHIP 1 SOUTH, RANGE 67 WEST, 6th P.M.: THAT PORTION OF LOT A OF L.J.S. SUBDIVISION, A PLAT OF WHICH WAS RECORDED IN FILE 16 AT MAP 305, RECEPTION NO. B596391 AS DESCRIBED BY METES AND BOUNDS IN THAT CERTAIN WARRANTY DEED DATED AUGUST 2, 1990, RECORDED IN BOOK 3700 AT PAGE 508, RECEPTION NO. B0958655 AS FOLLOWS: THE WEST 12.50 FEET OF LOT A, L.J.S. SUBDIVISION ALSO DESCRIBED AS BEGINNING AT THE NORTHWEST CORNER OF SAID LOT A, THENCE SOUTH 89°50'00" EAST ALONG THE NORTH LINE SAID LOT A A DISTANCE OF 12.50 FEET, THENCE SOUTH 00°09'00" WEST PARALLEL WITH THE WEST LINE SAID LOT A A DISTANCE OF 178.00 FEET TO A POINT ON THE SOUTH LINE SAID LOT A, THENCE NORTH 89°50'00" WEST ALONG THE SOUTH LINE SAID LOT A A DISTANCE OF 12.50 FEET TO THE SOUTHWEST CORNER SAID LOT A, THENCE NORTH 00°09'00" EAST ALONG THE WEST LINE SAID LOT A A DISTANCE OF 178.00 FEET TO THE POINT OF BEGINNING. INCLUDING THOSE PORTIONS OF BRIGHTON ROAD AND BROMLEY LANE LYING ADJACENT THERETO, TO THE CENTERLINE THEREOF. CONTAINING 0.0114 ACRES, MORE OR LESS

AND

SECTION 13 OF TOWNSHIP 1 SOUTH, RANGE 67 WEST, 6th P.M.: THAT PORTION OF LOT A OF L.J.S. SUBDIVISION, A PLAT OF WHICH WAS RECORDED IN FILE 16 AT MAP 305, RECEPTION NO. B596391 AS DESCRIBED BY METES AND BOUNDS IN THAT CERTAIN WARRANTY DEED DATED NOVEMBER 16, 1993, RECORDED IN BOOK 4197 AT PAGE 393 AT RECEPTION NO. B1195152, AS FOLLOWS: BEGINNING AT THE POINT OF INTERSECTION WITH THE EAST RIGHT-OF-WAY LINE OF SOUTH BRIGHTON ROAD AND THE SOUTH RIGHT-OF-WAY LINE OF BROMLEY LANE, SAID POINT BEING ON THE NORTH LINE SAID LOT A, THENCE SOUTH 89°50'00" EAST ALONG THE NORTH LINE SAID LOT A AND ALONG THE SOUTH RIGHT-OF-WAY LINE OF BROMLEY LANE A DISTANCE OF 34.93 FEET TO A POINT ON A CURVE TO THE LEFT, THE RADIUS OF SAID CURVE IS 41.50 FEET, THE DELTA OF SAID CURVE IS 74°32'29", THE CHORD OF SAID CURVE BEARS SOUTH 37°25'15" WEST 50.26 FEET; THENCE ALONG THE ARC OF SAID CURVE A DISTANCE OF 53.99 FEET TO THE END OF SAID CURVE; THENCE NORTH 89°51'00" WEST A DISTANCE OF 4.50 FEET TO A POINT ON THE EAST RIGHT-OF-WAY LINE OF SOUTH BRIGHTON ROAD, THENCE NORTH 00°09'00" EAST ALONG SAID RIGHT-OF-WAY LINE A DISTANCE OF 40.01 FEET TO THE POINT OF BEGINNING. INCLUDING THOSE PORTIONS OF BRIGHTON ROAD AND BROMLEY LANE LYING ADJACENT THERETO, TO THE CENTERLINE THEREOF. CONTAINING 0.1606 ACRES, MORE OR LESS

AND

SECTION 13 OF TOWNSHIP 1 SOUTH, RANGE 67 WEST, 6th P.M.: THAT PORTION OF LOT 1, BLOCK 1 OF BROMLEY LANE P.U.D. AMENDED, A PLAT OF WHICH WAS RECORDED IN FILE 16 AT MAP 915, RECEPTION NO. B953261 FORMERLY DESCRIBED AS LOT 1, BLOCK 1, BROMLEY LANE – P.U.D. SUBDIVISION FILING NO.1, A PLAT OF WHICH IS RECORDED IN FILE 16 AT MAP 530, RECORDED AT RECEPTION NO. B711252, AS DESCRIBED BY METES AND BOUNDS IN WARRANTY DEED RECORDED DECEMBER 1, 1993 IN BOOK 4205 AT PAGE 554, RECEPTION NO. B1198360, AS FOLLOWS: BEGINNING AT THE NORTHEAST CORNER SAID LOT 1, THENCE SOUTH 00°09'00" WEST ALONG THE EAST LINE SAID LOT 1 A DISTANCE OF 39.99 FEET; THENCE NORTH 89°51'00" WEST A DISTANCE OF 4.50 FEET TO A POINT ON A CURVE TO THE LEFT, THE RADIUS OF SAID CURVE IS 41.50 FEET, THE DELTA OF SAID CURVE IS 74°33'19", THE CHORD OF SAID CURVE BEARS NORTH 37°07'39" WEST 50.27 FEET; THENCE ALONG THE ARC OF SAID CURVE A DISTANCE OF 54.00 FEET TO A POINT ON THE NORTH LINE OF SAID LOT 1; THENCE SOUTH 89°50'00" EAST ALONG SAID NORTH LINE A DISTANCE OF 34.95 FEET TO THE POINT OF BEGINNING. INCLUDING THOSE PORTIONS OF BRIGHTON ROAD AND BROMLEY LANE LYING ADJACENT THERETO, TO THE CENTERLINE THEREOF. CONTAINING 0.0990 ACRES, MORE OR LESS

AND

SECTION 18 OF TOWNSHIP 1 SOUTH, RANGE 66 WEST, 6th P.M: A TRACT OF LAND IN THE W1/2NW1/4, MORE PARTICULARLY DESCRIBED BY THAT CERTAIN WARRANTY DEED DATED DECEMBER 10, 1999, RECORDED AS RECEPTION NO. C0626416

AND

SECTION 18 OF TOWNSHIP 1 SOUTH, RANGE 66 WEST, 6TH P.M.: TWO TRACTS OF LAND IN THE SE1/4NW1/4, MORE PARTICULARLY DESCRIBED BY THAT CERTAIN WARRANTY DEED DATED AUGUST 13, 1998, RECORDED AS RECEPTION NO. C0431632, IN BOOK 5433, PAGE 377

AND

SECTION 18 OF TOWNSHIP 1 SOUTH, RANGE 66 WEST, 6TH P.M.: TWO TRACTS OF LAND IN THE NE1/4NW1/4 MORE PARTICULARLY DESCRIBED BY THAT CERTAIN QUIT CLAIM DEED DATED SEPTEMBER 29, 1971, RECORDED AS RECEPTION NO. 937736

AND

SECTION 18 OF TOWNSHIP 1 SOUTH, RANGE 66 WEST, 6TH P.M.: A TRACT OF LAND IN THE W1/2NW1/4 MORE PARTICULARLY DESCRIBED BY THAT CERTAIN QUIT CLAIM DEED DATED JANUARY 31, 1975, RECORDED AS RECEPTION NO. A069898, IN BOOK 1976, PAGE 556

AND

SECTION 18 OF TOWNSHIP 1 SOUTH, RANGE 66 WEST, 6TH P.M.: A TRACT OF LAND IN THE NE1/4NW1/4 MORE PARTICULARLY DESCRIBED BY THAT CERTAIN QUIT CLAIM DEED DATED SEPTEMBER 29, 1971, RECORDED AS RECEPTION NO. 937737

AND

SECTION 18 OF TOWNSHIP 1 SOUTH, RANGE 66 WEST, 6TH P.M.: TRACTS OF LAND IN THE NE1/4 MORE PARTICULARLY DESCRIBED BY THAT CERTAIN RULE AND ORDER DATED JUNE 1, 2007, ISSUED IN CASE NO. 2006-CV-502 BY THE DISTRICT COURT OF ADAMS COUNTY, COLORADO, RECORDED ON JUNE 14, 2007 AT RECEPTION NO. 2007000057787, AND DESIGNATED THEREIN AS "BROMLEY LANE - PARCEL 1F (R)," "BROMLEY LANE - PARCEL 1F (S)," "BROMLEY LANE - PARCEL 1G (R)," AND "BROMLEY LANE - PARCEL 1G (S)"

AND

SECTION 18 OF TOWNSHIP 1 SOUTH, RANGE 66 WEST, 6TH P.M.: A TRACT OF LAND IN THE E1/2NE1/4NE1/4 MORE PARTICULARLY DESCRIBED BY THAT CERTAIN SPECIAL WARRANTY DEED DATED OCTOBER 13, 2005, RECORDED AS RECEPTION NO. 2006000527610, AND RE-RECORDED AS RECEPTION NO. 2006000655380

AND

SECTION 18 OF TOWNSHIP 1 SOUTH, RANGE 66 WEST, 6TH P.M.: LOTS 1, 2 AND 4, SORRENTO SUBDIVISION, MORE PARTICULARLY DESCRIBED BY THAT CERTAIN PLAT OF SORRENTO SUBDIVISION 2ND AMENDMENT, RECORDED IN FILE 27, MAP 179, AS RECEPTION NO. 2012000070609

(hereinafter referred to as the “**Additional Lands**”)

WHEREAS, the description set forth in the Lease inadvertently included lands not owned by the Lessor, and both parties desire to correct and amend said Lease to delete the lands within the Lease Legal Description described as follows:

THAT PART OF THE NWNW SECTION 18, T01S-R66W, ADAMS COUNTY, COLORADO, BEING MORE PARTICULARLY DESCRIBED AS; BEGINNING AT A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF HIGHWAY 85 FROM THE NW CORNER OF THE NW BEARING NORTH 07°28'35" WEST 1258.83'; THENCE SOUTH 65°30'29" EAST 99.25' TO A POINT ON THE WESTERLY ROW LINE OF UNION PACIFIC RAILROAD ('UPRR'); THENCE SOUTH 13°29'51" WEST ALONG SAID WESTERLY ROW 666.06' TO A POINT ON A CURVE TO THE RIGHT, THE DELTA IS 00°56'00", THE RADIUS IS 23,809.39', THE CHORD BEARS SOUTH 14°25'51" WEST 387.87'; THENCE ALONG THE ARC OF CURVE 387.87' TO A POINT ON THE WEST LINE OF THE NW; THENCE NORTH 00°00'53" WEST 57.95', TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF HIGHWAY 85, POINT BEING ON A CURVE TO THE LEFT, THE DELTA IS 07°34'38", THE RADIUS IS 7714', THE CHORD BEARS NORTH 09°08'08" EAST 1019.43'; THENCE ALONG THE ARC OF CURVE 1020.17' TO THE POB, CONTAINING 1.142 ACRES, MORE OR LESS

SABLE CENTER SUBDIVISIONS: TRACT A IN FILE 25, MAP 113, AT RECEPTION #96568, CONTAINING 0.126 ACRES, MORE OR LESS

SORRENTO SUBDIVISION: 2ND AMENDMENT, LOTS 1, 2, AND 4 PLAT: FILE 18, MAP 969 RECEPTION #970207, CONTAINING 8.3726 ACRES, MORE OR LESS

THAT PORTION OF SECTION 18, T01S-R66W, ADAMS COUNTY, COLORADO BEING MORE PARTICULARLY DESCRIBED AS SOUTH 4TH AVENUE & SABLE BOULEVARD AND PORTIONS OF BROMLEY LANE & CHAMBERS ROAD IN BEING 8.32601500 ACRES, MORE OR LESS

(hereinafter referred to as the “**Deleted Lands**”)

NOW, THEREFORE, in consideration of the Sum of One Dollar (\$1.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the Lessor and the Current Lessee acknowledge and agree that the Lease Legal Description is hereby amended and corrected so that **(1)** the Additional Lands are included within the Lease Legal Description, **(2)** the Deleted Lands are deleted from the Lease Legal Description and the amended and corrected Lease Legal Description shall read as follows:

See Exhibit “B” attached hereto and made a part hereof

The undersigned does hereby adopt ratify and confirm said Lease as the same was amended and corrected, and hereby grants, leases, and lets all of the acreage described above unto the Current Lessee, its successors and assigns, subject to and under all of the terms and provisions of the Lease and lands as amended and described above and the Lease is hereby expressly affirmed, ratified and declared to be effective and binding for all purposes as of the date hereof.

The provisions hereof shall extend to and be binding upon the heirs, successors, legal representatives and assigns of the parties hereto.

EXECUTED and effective this ____ day of _____, 2021, but shall be effective for all intents and purposes as of **November 9, 2015**.

Lessor:

The City of Brighton

Current Lessee:

Grizzly Petroleum Corporation, LLC

By: _____

Title: _____

By: Steve R. Stacy

Title: Executive Vice President

ACKNOWLEDGEMENTS

COUNTY OF _____)
STATE OF COLORADO)

The foregoing instrument was acknowledged before me this on this ____ day of _____, 2021 by _____, as _____ of _____.

WITNESS my hand and official seal.

Notary Public: _____

My Commission Expires: _____

COUNTY OF DENVER)
STATE OF COLORADO)

The foregoing instrument was acknowledged before me this on this ____ day of _____, 2021 by Steve R. Stacy, as Executive Vice President of Grizzly Petroleum Company, LLC.

WITNESS my hand and official seal.

Notary Public: _____

My Commission Expires: _____

EXHIBIT "A"

LEASE LEGAL DESCRIPTION

ADDENDUM TO OIL AND GAS LEASE DATED NOVEMBER 9, 2015 BY AND BETWEEN THE CITY OF BRIGHTON, AS LESSOR, AND GRIZZLY PETROLEUM COMPANY, LLC, AS THE CURRENT LESSEE.

A PORTION OF THE WEST HALF OF THE SOUTHWEST QUARTER OF SECTION 18, TOWNSHIP 01 SOUTH, RANGE 66 WEST, OF THE 6TH P.M. AND A PORTION OF THE EAST HALF OF THE SOUTHEAST QUARTER OF SECTION 13, TOWNSHIP 01 SOUTH, RANGE 67 WEST, 6TH P.M., MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF THE WEST HALF OF THE SOUTHWEST QUARTER OF SAID SECTION 18; THENCE SOUTH 89 DEGREES 26 MINUTES 43 SECONDS WEST ALONG THE SOUTH LINE OF THE EAST HALF OF THE SOUTHEAST QUARTER OF SECTION 13, A DISTANCE OF 769.50 FEET TO A POINT ON THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF THE UNION PACIFIC RAILROAD COMPANY; THENCE ALONG SAID SOUTHEASTERLY RIGHT-OF-WAY LINE NORTH 23 DEGREES 42 MINUTES 45 SECONDS EAST A DISTANCE OF 1462.89 FEET TO A POINT OF CURVATURE; THENCE CONTINUING ALONG SAID SOUTHEASTERLY RIGHT-OF-WAY LINE AND ALONG THE ARC OF A CURVE TO THE LEFT HAVING A LENGTH OF 1400.19 FEET, A RADIUS OF 11434.28 FEET, A CENTRAL ANGLE OF 7 DEGREES 00 MINUTES 58 SECONDS AND A CHORD BEARING OF NORTH 20 DEGREES 24 MINUTES 32 SECONDS EAST 1399.32 FEET TO A POINT ON THE NORTH LINE OF THE WEST HALF OF THE SOUTHWEST QUARTER OF SECTION 18; THENCE ALONG SAID NORTH LINE OF THE WEST HALF OF SAID SOUTHWEST QUARTER NORTH 89 DEGREES 43 MINUTES 28 SECONDS EAST A DISTANCE OF 470.81 FEET TO A POINT 558 FEET WEST OF THE NORTHEAST CORNER OF THE WEST HALF OF THE SOUTHWEST QUARTER OF SAID SECTION 18 AS MEASURED ALONG THE NORTH LINE OF SAID WEST HALF OF THE SOUTHWEST QUARTER OF SAID SECTION 18; THENCE SOUTH 00 DEGREES 06 MINUTES 39 SECONDS EAST 1099.45 FEET ALONG A LINE PARALLEL WITH AND 558 FEET WEST OF THE EAST LINE OF THE WEST HALF OF THE SOUTHWEST QUARTER TO A POINT ON A STRAIGHT LINE DRAWN FROM THE SOUTHWEST CORNER TO THE NORTHEAST CORNER OF SAID WEST HALF OF THE SOUTHWEST QUARTER OF SECTION 18; THENCE SOUTH 26 DEGREES 45 MINUTES 39 SECONDS WEST 1731.70 FEET ALONG SAID STRAIGHT LINE BETWEEN THE SOUTHWEST AND NORTHEAST CORNERS OF SAID WEST HALF OF THE SOUTHWEST QUARTER OF SECTION 18 TO THE POINT OF BEGINNING, EXCEPTING THEREFROM THAT PORTION OF THE PROPERTY DESCRIBED IN AND CONVEYED BY QUITCLAIM DEED RECORDED SEPTEMBER 23, 2002 AT RECEPTION NO. C1027210 AND CORRECTION QUITCLAIM DEED RECORDED NOVEMBER 14, 2002 AT RECEPTION NO. C1053465, CONTAINING 45.6630 ACRES, MORE OR LESS

AND

THAT PART OF LOT 1, BROMLEY LAKES SUBDIVISION, ACCORDING TO THE PLAT THEREOF RECORDED AUGUST 8, 2012 AT RECEPTION NO. 2012000058264, WHICH LIES WITHIN SECTION 13, TOWNSHIP 01 SOUTH, RANGE 67 WEST, 6TH P.M., BEING MORE PARTICULARLY DESCRIBED AS: BEGINNING AT THE SW CORNER OF SECTION 13, THENCE N89.4539E 1011.12'; THENCE N17.0506E 98.93'; THENCE N07.3810E 106.72'; THENCE N22.5040E 88.00'; THENCE N13.4001E 113.01'; THENCE N24.3801E 84.39'; THENCE N36.2829E 132.72'; THENCE N7.2834E 104.11'; THENCE N12.4512E 111'; THENCE N03.5652E 96.76'; THENCE N10.4232E 92.8'; THENCE N15.1619E 78.07'; THENCE N00.3023W 99.78'; THENCE N12.2153W 98.30'; THENCE N42.26E 108.88'; THENCE N42.26E 108.88'; THENCE N70.0013E 118.90'; THENCE N40.3459E 107.02'; THENCE N03.5115E 117.91'; THENCE N51.0215E 78.19'; THENCE S51.0215W 187.45'; THENCE S35.2815W 308'; THENCE S10.0115W 358'; THENCE S20.5715W 300'; THENCE S27.2308W 545.09'; THENCE N61.1536W 1635.90'; THENCE N61.1536W 635.90'; THENCE S00.3056E 561.50', CONTAINING 11.1013 ACRES, MORE OR LESS

AND

BEGINNING IN THE SW CORNER OF SECTION 13, TOWNSHIP 01 SOUTH, RANGE 67 WEST, 6TH P.M., THENCE N0E 5280'; THENCE N90E 1800'; THENCE S03.0935E 118.79'; THENCE S73.4922E 361.01'; THENCE N71.2930E 94.45'; THENCE S61.0530E 132.17'; THENCE S18.0458E 889.11'; THENCE S34.5451W 371.78'; THENCE S63.4841W 94.82'; THENCE S20.3841E 102'; THENCE S20.0851W 1178.13'; THENCE S29.5022W 156.69'; THENCE S34.2428W 123'; THENCE S2.4206E 640.5'; THENCE S51.1715W 201.53'; THENCE S35.4315W 322.5'; THENCE S10.1615W 363.21'; THENCE S21.1215W 293.93'; THENCE S27.3759W 532.83'; THENCE N60.0525W 605.85'; THENCE S0.1348E 21.5', CONTAINING 178.4914 ACRES, MORE OR LESS

EXHIBIT "A"

LEASE LEGAL DESCRIPTION

ADDENDUM TO OIL AND GAS LEASE DATED NOVEMBER 9, 2015 BY AND BETWEEN THE CITY OF BRIGHTON, AS LESSOR, AND GRIZZLY PETROLEUM COMPANY, LLC, AS THE CURRENT LESSEE.

AND

PARCEL 1: ALL THAT PART OF THE SE/4 OF SAID SECTION 13, TOWNSHIP 01 SOUTH, RANGE 67 WEST, 6TH P.M. DESCRIBED AS: 570.00 FEET EAST AND WEST BY 660.00 FEET NORTH AND SOUTH, LYING EAST OF COUNTY ROAD 31 AND SOUTH OF THE NORTH LINE OF THE SE/4, ALSO KNOWN AS PART OF THE ELMWOOD CEMETERY, CONTAINING 7.22 ACRES, MORE OR LESS

AND

PARCEL 2: A TRACT OF LAND IN THE NE/4 SE/4 OF SECTION 13, TOWNSHIP 01 SOUTH, RANGE 67 WEST, 6TH P.M., SAID TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE INTERSECTION OF THE WEST LINE OF THE UNION PACIFIC RAILROAD RIGHT-OF-WAY AND THE NORTH LINE OF THE SE/4 OF SAID SECTION 13, SAID POINT OF BEGINNING BEARING 91.7 FEET WEST OF THE NORTHEAST CORNER OF SOUTHEAST QUARTER OF SECTION 13; THENCE WEST ON THE NORTH LINE A DISTANCE OF 512 FEET, MORE OR LESS, TO THE NORTHEAST CORNER OF ELMWOOD CEMETERY; THENCE S37.38W, A DISTANCE OF 660 FEET TO THE SOUTHEAST CORNER OF THE ELMWOOD CEMETERY; THENCE WEST PARALLEL TO THE NORTH LINE OF THE SE/4 OF SECTION 13, A DISTANCE OF 570 FEET TO THE INTERSECTION OF THE SOUTHWEST CORNER OF THE ELMWOOD CEMETERY AND THE EAST LINE OF THE COUNTY ROAD #7; THENCE S37.38W ALONG THE EAST LINE OF THE COUNTY ROAD #7, A DISTANCE OF 607.1 FEET, MORE OR LESS; THENCE EAST PARALLEL TO AND 1004 FEET FROM THE NORTH LINE OF THE SE/4 A DISTANCE OF 1496.7 FEET TO THE WEST LINE OF UNION PACIFIC RAILROAD; THENCE NORTH ALONG THE UNION PACIFIC RAILROAD RIGHT-OF-WAY LINE ALONG THE ARC OF A 30' CURVE TO THE LEFT A DISTANCE OF 1063.7 FEET, MORE OR LESS (THE CHORD OF WHICH ARC BEARS N20.05E) TO THE POINT OF BEGINNING, AND CONTAINING 22.88 ACRES, MORE OR LESS, EXCEPT A TRACT OR PARCEL OF LAND CONVEYED TO THE STATE HIGHWAY COMMISSION OF COLORADO ON MARCH 31, 1953 AND FILED IN ADAMS COUNTY IN BOOK 461, AT PAGE 370 CONTAINING 3.495 ACRES, MORE OR LESS

AND

A TRACT OF LAND DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHEAST CORNER OF THE NORTHEAST QUARTER OF SECTION 13, TOWNSHIP 01 SOUTH, RANGE 67 WEST, 6TH P.M., THENCE NORTH ALONG THE EAST LINE OF SAID SECTION 13 A DISTANCE OF 494 FEET; THENCE WEST PARALLEL TO THE SOUTH LINE OF SAID QUARTER SECTION A DISTANCE OF 866.4 FEET TO THE EAST BOUNDARY LINE OF THE ADAMS COUNTY ROAD NO. 31 (US HIGHWAY 85); THENCE SOUTHWESTERLY ALONG THE EAST BOUNDARY LINE OF SAID COUNTY ROAD NO. 31 TO ITS INTERSECTION WITH THE SOUTH LINE OF SAID NORTHEAST QUARTER OF SAID SECTION; THENCE EAST ALONG SAID SOUTH LINE OF SAID QUARTER SECTION A DISTANCE OF 1190.4 FEET MORE OR LESS TO POINT OF BEGINNING CONTAINING 11.60 ACRES, MORE OR LESS

AND

BEGINNING AT A POINT ON THE EASTERLY RIGHT OF WAY LINE OF COUNTY ROAD 31 WHICH PART IS 494 FEET NORTH AND 866.4 FEET WEST OF THE SOUTHEAST CORNER OF THE NE/4 OF SECTION 13, TOWNSHIP 01 SOUTH, RANGE 67 WEST, 6TH P.M., THENCE N25.18E 200.5 FEET; THENCE N90E 230 FEET; THENCE N90E 460.8 FEET; THENCE S15W 187 FEET; THENCE N90W 506.92 FEET; THENCE N25.18E 200.8 FEET, CONTAINING 2.026 ACRES, MORE OR LESS

AND

THAT PART OF THE NORTHEAST ONE-QUARTER SECTION 13, TOWNSHIP 01 SOUTH, RANGE 67 WEST, 6TH P.M., ADAMS COUNTY, COLORADO DESCRIBED AS: BEGINNING AT THE NORTHEAST CORNER SAID NORTHEAST ONE QUARTER; THENCE S00.0900W ALONG THE EAST LINE SAID NORTHEAST ONE QUARTER A DISTANCE OF 1186.50 FEET TO THE SOUTHEAST CORNER OF THE EXCEPTION IN BOOK 3155 AT PAGE 921, ADAMS COUNTY RECORDS, SAID CORNER BEING THE TRUE POINT OF BEGINNING; THENCE CONTINUING S00.09W ALONG SAID EAST LINE A DISTANCE OF 96.4 FEET TO THE SOUTHEAST CORNER

EXHIBIT "A"

LEASE LEGAL DESCRIPTION

ADDENDUM TO OIL AND GAS LEASE DATED NOVEMBER 9, 2015 BY AND BETWEEN THE CITY OF BRIGHTON, AS LESSOR, AND GRIZZLY PETROLEUM COMPANY, LLC, AS THE CURRENT LESSEE.

OF PARCEL A AS DESCRIBED IN SAID BOOK 3155 AT PAGE 921; THENCE N89.33W ALONG THE SOUTH LINE SAID PARCEL A DISTANCE OF 449.5 FEET TO A POINT ON THE EAST RIGHT-OF-WAY LINE OF OLD BRIGHTON ROAD; THENCE N25.18E ALONG SAID RIGHT OF WAY LINE A DISTANCE OF 130.45 FEET TO THE NORTHWEST CORNER OF PARCEL B AS DESCRIBED IN SAID BOOK 3155 AT PAGE 921; THENCE S86.2132E ALONG THE NORTHERLY LINE OF SAID PARCEL B AND ALONG THE SOUTHERLY LINE OF THE EXCEPTION AS DESCRIBED IN SAID BOOK 3155 AT PAGE 921 A DISTANCE OF 394.79 FEET TO THE TRUE POINT OF BEGINNING, CONTAINING 3.8679 ACRES, MORE OR LESS

AND

BEGINNING AT THE NE CORNER OF SECTION 13, TOWNSHIP 01 SOUTH, RANGE 67 WEST, 6TH P.M., THENCE S89.5434W 2510.43 FEET TO THE TRUE POINT OF BEGINNING; THENCE S59.1121W 492.36 FEET; THENCE N64.0530W 132.17 FEET; THENCE S71.2930W 94.45 FEET; THENCE N73.4922W 361.01 FEET; THENCE N03.0935W 125.77 FEET; THENCE S89.5356E 984.97 FEET TO THE TRUE POINT OF BEGINNING, CONTAINING 1.4816 ACRES, MORE OR LESS

AND

A 0.50 ACRE TRACT IN THE SW/4 NE/4 OF SECTION 13, TOWNSHIP 01 SOUTH, RANGE 67 WEST, 6TH P.M., ALSO KNOWN AS THE PIONEER CEMETERY, ALSO DESCRIBED IN BOOK A30, PAGE 264

AND

THAT PART OF THE NESE OF SECTION 18, T1S-R66W, ADAMS CO., COLORADO, BEING MORE PARTICULARLY DESCRIBED AS: COMMENCING AT THE EAST QUARTER CORNER OF SECTION 18, THENCE THE EASTERLY LINE OF SAID SECTION BEARS SOUTH 00°02'41" WEST; THENCE SOUTH 89°55'53" WEST ALONG THE NORTH LINE OF SAID NESE A DISTANCE OF 30.00' TO THE WESTERLY RIGHT-OF-WAY ('ROW') LINE OF CHAMBERS ROAD AND THE ROB; THENCE SOUTH 00°02'41" WEST ALONG SAID RIGHT-OF-WAY A DISTANCE OF 1320.84' TO THE SOUTHEASTERLY LINE OF SAID NESE; THENCE SOUTH 89°46'41" WEST ALONG SAID LINE 1292.60' TO THE WESTERLY LINE OF THE NESE; THENCE NORTH 00°01'37" WEST ALONG SAID LINE 1324.30' TO THE NORTHERLY LINE OF THE NESE; THENCE NORTH 89°55'53" EAST ALONG SAID LINE 1293.01' TO THE POB, ALSO KNOWN AS 14771 CHAMBERS ROAD, BRIGHTON, COLORADO 80601, CONTAINING 39.252 ACRES, MORE OR LESS

AND

THAT PART OF THE NESW SECTION 18, T1S-R66W, ADAMS CO, COLORADO, BEING MORE PARTICULARLY DESCRIBED AS; BEGINNING AT THE CENTER QUARTER CORNER OF SAID SECTION 18; THENCE ALONG THE NORTH LINE OF THE NESW OF SAID SECTION SOUTH 89°43'39" WEST 30' TO POB; THENCE ALONG SAID WESTERLY RIGHT-OF-WAY LINE SOUTH 00°12'46" EAST 114.69'; THENCE NORTH 80°47'19" WEST 137.12'; THENCE ALONG A LINE BEING 92' SOUTHERLY OF AND PARALLEL WITH THE NORTH LINE OF THE NESW OF SAID SECTION SOUTH 89°43'39" WEST 304.97'; THENCE NORTH 55°00'00" WEST 159.32' TO A POINT ON SAID LINE; THENCE ALONG SAID NORTH LINE NORTH 89°43'39" EAST 571' TO THE POB, CONTAINING 1.1035 ACRES, MORE OR LESS

AND

THAT PART OF THE NWNW SECTION 18, T01S-R66W, ADAMS COUNTY, COLORADO, BEING MORE PARTICULARLY DESCRIBED AS; BEGINNING AT A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF HIGHWAY 85 FROM THE NW CORNER OF THE NW BEARING NORTH 07°28'35" WEST 1258.83'; THENCE SOUTH 65°30'29" EAST 99.25' TO A POINT ON THE WESTERLY ROW LINE OF UNION PACIFIC RAILROAD ('UPRR'); THENCE SOUTH 13°29'51" WEST ALONG SAID WESTERLY ROW 666.06' TO A POINT ON A CURVE TO THE RIGHT, THE DELTA IS 00°56'00", THE RADIUS IS 23,809.39', THE CHORD BEARS SOUTH 14°25'51" WEST 387.87'; THENCE ALONG THE ARC OF CURVE 387.87' TO A POINT ON THE WEST LINE OF THE NW; THENCE NORTH 00°00'53" WEST 57.95', TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF HIGHWAY 85, POINT BEING ON A CURVE TO THE LEFT, THE DELTA IS 07°34'38", THE RADIUS IS 7714', THE CHORD BEARS NORTH 09°08'08" EAST 1019.43'; THENCE

EXHIBIT "A"

LEASE LEGAL DESCRIPTION

ADDENDUM TO OIL AND GAS LEASE DATED NOVEMBER 9, 2015 BY AND BETWEEN THE CITY OF BRIGHTON, AS LESSOR, AND GRIZZLY PETROLEUM COMPANY, LLC, AS THE CURRENT LESSEE.

ALONG THE ARC OF CURVE 1020.17' TO THE POB, CONTAINING 1.142 ACRES, MORE OR LESS

AND

LOT 2, M&H INDUSTRIAL PARK, BEGINNING AT THE SW CORNER OF SAID LOT 2; THENCE NORTH 13°42'45" EAST ALONG THE WEST LINE OF LOT 2 20.57 TO POB; THENCE NORTH 1342'45" EAST ALONG THE WEST LINE OF SAID LOT 2 61.71', THENCE SOUTH 89°49'15" WEST 20' NORTH OF THE SOUTH LINE OF LOT 2 54.43' TO POB, BEING 0.065 ACRES, MORE OR LESS

LOT 3, M&H INDUSTRIAL PARK, THE NORTH 100' OF LOT 3, BEING 1.509 ACRES, MORE OR LESS

AND

SABLE CENTER SUBDIVISIONS: TRACT A IN FILE 25, MAP 113, AT RECEPTION #96568, CONTAINING 0.126 ACRES, MORE OR LESS

AND

SORRENTO SUBDIVISION: 2ND AMENDMENT, LOTS 1, 2, AND 4 PLAT: FILE 18, MAP 969 RECEPTION #970207, CONTAINING 8.3726 ACRES, MORE OR LESS

AND

THAT PORTION OF SECTION 18, T01S-R66W, ADAMS COUNTY, COLORADO BEING MORE PARTICULARLY DESCRIBED AS SOUTH 4TH AVENUE & SABLE BOULEVARD AND PORTIONS OF BROMLEY LANE & CHAMBERS ROAD IN BEING 8.32601500 ACRES, MORE OR LESS

-END OF EXHIBIT A-

EXHIBIT "B"

LEASE LEGAL DESCRIPTION

ADDENDUM TO OIL AND GAS LEASE DATED NOVEMBER 9, 2015 BY AND BETWEEN THE CITY OF BRIGHTON, AS LESSOR, AND GRIZZLY PETROLEUM COMPANY, LLC, AS THE CURRENT LESSEE.

THAT PART OF LOT 1, BROMLEY LAKES SUBDIVISION, ACCORDING TO THE PLAT THEREOF RECORDED AUGUST 8, 2012 AT RECEPTION NO. 2012000058264, WHICH LIES WITHIN SECTION 13, TOWNSHIP 01 SOUTH, RANGE 67 WEST, 6TH P.M., BEING MORE PARTICULARLY DESCRIBED AS: BEGINNING AT THE SW CORNER OF SECTION 13, THENCE N89.4539E 1011.12'; THENCE N17.0506E 98.93'; THENCE N07.3810E 106.72'; THENCE N22.5040E 88.00'; THENCE N13.4001E 113.01'; THENCE N24.3801E 84.39'; THENCE N36.2829E 132.72'; THENCE N7.2834E 104.11'; THENCE N12.4512E 111'; THENCE N03.5652E 96.76'; THENCE N10.4232E 92.8'; THENCE N15.1619E 78.07'; THENCE N00.3023W 99.78'; THENCE N12.2153W 98.30'; THENCE N42.26E 108.88'; THENCE N42.26E 108.88'; THENCE N70.0013E 118.90'; THENCE N40.3459E 107.02'; THENCE N03.5115E 117.91'; THENCE N51.0215E 78.19'; THENCE S51.0215W 187.45'; THENCE S35.2815W 308'; THENCE S10.0115W 358'; THENCE S20.5715W 300'; THENCE S27.2308W 545.09'; THENCE N61.1536W 1635.90'; THENCE N61.1536W 635.90'; THENCE S00.3056E 561.50', CONTAINING 11.1013 ACRES, MORE OR LESS

AND

BEGINNING IN THE SW CORNER OF SECTION 13, TOWNSHIP 01 SOUTH, RANGE 67 WEST, 6TH P.M., THENCE N0E 5280'; THENCE N90E 1800'; THENCE S03.0935E 118.79'; THENCE S73.4922E 361.01'; THENCE N71.2930E 94.45'; THENCE S61.0530E 132.17'; THENCE S18.0458E 889.11'; THENCE S34.5451W 371.78'; THENCE S63.4841W 94.82'; THENCE S20.3841E 102'; THENCE S20.0851W 1178.13'; THENCE S29.5022W 156.69'; THENCE S34.2428W 123'; THENCE S2.4206E 640.5'; THENCE S51.1715W 201.53'; THENCE S35.4315W 322.5'; THENCE S10.1615W 363.21'; THENCE S21.1215W 293.93'; THENCE S27.3759W 532.83'; THENCE N60.0525W 605.85'; THENCE S0.1348E 21.5', CONTAINING 178.4914 ACRES, MORE OR LESS

AND

PARCEL 1: ALL THAT PART OF THE SE/4 OF SAID SECTION 13, TOWNSHIP 01 SOUTH, RANGE 67 WEST, 6TH P.M. DESCRIBED AS: 570.00 FEET EAST AND WEST BY 660.00 FEET NORTH AND SOUTH, LYING EAST OF COUNTY ROAD 31 AND SOUTH OF THE NORTH LINE OF THE SE/4, ALSO KNOWN AS PART OF THE ELMWOOD CEMETERY, CONTAINING 7.22 ACRES, MORE OR LESS

AND

PARCEL 2: A TRACT OF LAND IN THE NE/4 SE/4 OF SECTION 13, TOWNSHIP 01 SOUTH, RANGE 67 WEST, 6TH P.M., SAID TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE INTERSECTION OF THE WEST LINE OF THE UNION PACIFIC RAILROAD RIGHT-OF-WAY AND THE NORTH LINE OF THE SE/4 OF SAID SECTION 13, SAID POINT OF BEGINNING BEARING 91.7 FEET WEST OF THE NORTHEAST CORNER OF SOUTHEAST QUARTER OF SECTION 13; THENCE WEST ON THE NORTH LINE A DISTANCE OF 512 FEET, MORE OR LESS, TO THE NORTHEAST CORNER OF ELMWOOD CEMETERY; THENCE S37.38W, A DISTANCE OF 660 FEET TO THE SOUTHEAST CORNER OF THE ELMWOOD CEMETERY; THENCE WEST PARALLEL TO THE NORTH LINE OF THE SE/4 OF SECTION 13, A DISTANCE OF 570 FEET TO THE INTERSECTION OF THE SOUTHWEST CORNER OF THE ELMWOOD CEMETERY AND THE EAST LINE OF THE COUNTY ROAD #7; THENCE S37.38W ALONG THE EAST LINE OF THE COUNTY ROAD #7, A DISTANCE OF 607.1 FEET, MORE OR LESS; THENCE EAST PARALLEL TO AND 1004 FEET FROM THE NORTH LINE OF THE SE/4 A DISTANCE OF 1496.7 FEET TO THE WEST LINE OF UNION PACIFIC RAILROAD; THENCE NORTH ALONG THE UNION PACIFIC RAILROAD RIGHT-OF-WAY LINE ALONG THE ARC OF A 30' CURVE TO THE LEFT A DISTANCE OF 1063.7 FEET, MORE OR LESS (THE CHORD OF WHICH ARC BEARS N20.05E) TO THE POINT OF BEGINNING, AND CONTAINING 22.88 ACRES, MORE OR LESS, EXCEPT A TRACT OR PARCEL OF LAND CONVEYED TO THE STATE HIGHWAY COMMISSION OF COLORADO ON MARCH 31, 1953 AND FILED IN ADAMS COUNTY IN BOOK 461, AT PAGE 370 CONTAINING 3.495 ACRES, MORE OR LESS

AND

A TRACT OF LAND DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHEAST CORNER OF THE NORTHEAST QUARTER OF SECTION 13, TOWNSHIP 01 SOUTH, RANGE 67 WEST, 6TH P.M., THENCE NORTH ALONG THE EAST LINE OF SAID SECTION 13 A DISTANCE OF 494 FEET; THENCE WEST PARALLEL TO THE SOUTH LINE OF SAID QUARTER SECTION A

EXHIBIT "B"

LEASE LEGAL DESCRIPTION

ADDENDUM TO OIL AND GAS LEASE DATED NOVEMBER 9, 2015 BY AND BETWEEN THE CITY OF BRIGHTON, AS LESSOR, AND GRIZZLY PETROLEUM COMPANY, LLC, AS THE CURRENT LESSEE.

DISTANCE OF 866.4 FEET TO THE EAST BOUNDARY LINE OF THE ADAMS COUNTY ROAD NO. 31 (US HIGHWAY 85); THENCE SOUTHWESTERLY ALONG THE EAST BOUNDARY LINE OF SAID COUNTY ROAD NO. 31 TO ITS INTERSECTION WITH THE SOUTH LINE OF SAID NORTHEAST QUARTER OF SAID SECTION; THENCE EAST ALONG SAID SOUTH LINE OF SAID QUARTER SECTION A DISTANCE OF 1190.4 FEET MORE OR LESS TO POINT OF BEGINNING CONTAINING 11.60 ACRES, MORE OR LESS

AND

BEGINNING AT A POINT ON THE EASTERLY RIGHT OF WAY LINE OF COUNTY ROAD 31 WHICH PART IS 494 FEET NORTH AND 866.4 FEET WEST OF THE SOUTHEAST CORNER OF THE NE/4 OF SECTION 13, TOWNSHIP 01 SOUTH, RANGE 67 WEST, 6TH P.M., THENCE N25.18E 200.5 FEET; THENCE N90E 230 FEET; THENCE N90E 460.8 FEET; THENCE S15W 187 FEET; THENCE N90W 506.92 FEET; THENCE N25.18E 200.8 FEET, CONTAINING 2.026 ACRES, MORE OR LESS

AND

THAT PART OF THE NORTHEAST ONE-QUARTER SECTION 13, TOWNSHIP 01 SOUTH, RANGE 67 WEST, 6TH P.M., ADAMS COUNTY, COLORADO DESCRIBED AS: BEGINNING AT THE NORTHEAST CORNER SAID NORTHEAST ONE QUARTER; THENCE S00.0900W ALONG THE EAST LINE SAID NORTHEAST ONE QUARTER A DISTANCE OF 1186.50 FEET TO THE SOUTHEAST CORNER OF THE EXCEPTION IN BOOK 3155 AT PAGE 921, ADAMS COUNTY RECORDS, SAID CORNER BEING THE TRUE POINT OF BEGINNING; THENCE CONTINUING S00.09W ALONG SAID EAST LINE A DISTANCE OF 96.4 FEET TO THE SOUTHEAST CORNER OF PARCEL A AS DESCRIBED IN SAID BOOK 3155 AT PAGE 921; THENCE N89.33W ALONG THE SOUTH LINE SAID PARCEL A DISTANCE OF 449.5 FEET TO A POINT ON THE EAST RIGHT-OF-WAY LINE OF OLD BRIGHTON ROAD; THENCE N25.18E ALONG SAID RIGHT OF WAY LINE A DISTANCE OF 130.45 FEET TO THE NORTHWEST CORNER OF PARCEL B AS DESCRIBED IN SAID BOOK 3155 AT PAGE 921; THENCE S86.2132E ALONG THE NORTHERLY LINE OF SAID PARCEL B AND ALONG THE SOUTHERLY LINE OF THE EXCEPTION AS DESCRIBED IN SAID BOOK 3155 AT PAGE 921 A DISTANCE OF 394.79 FEET TO THE TRUE POINT OF BEGINNING, CONTAINING 3.8679 ACRES, MORE OR LESS

AND

BEGINNING AT THE NE CORNER OF SECTION 13, TOWNSHIP 01 SOUTH, RANGE 67 WEST, 6TH P.M., THENCE S89.5434W 2510.43 FEET TO THE TRUE POINT OF BEGINNING; THENCE S59.1121W 492.36 FEET; THENCE N64.0530W 132.17 FEET; THENCE S71.2930W 94.45 FEET; THENCE N73.4922W 361.01 FEET; THENCE N03.0935W 125.77 FEET; THENCE S89.5356E 984.97 FEET TO THE TRUE POINT OF BEGINNING, CONTAINING 1.4816 ACRES, MORE OR LESS

AND

A 0.50 ACRE TRACT IN THE SW/4 NE/4 OF SECTION 13, TOWNSHIP 01 SOUTH, RANGE 67 WEST, 6TH P.M., ALSO KNOWN AS THE PIONEER CEMETERY, ALSO DESCRIBED IN BOOK A30, PAGE 264

AND

SECTION 13 OF TOWNSHIP 01 SOUTH, RANGE 67 WEST, 6TH P.M.: THAT PORTION OF LOT A OF L.J.S. SUBDIVISION, A PLAT OF WHICH WAS RECORDED IN FILE 16 AT MAP 305, RECEPTION NO. B596391 AS DESCRIBED BY METES AND BOUNDS IN THAT CERTAIN WARRANTY DEED DATED AUGUST 2, 1990, RECORDED IN BOOK 3700 AT PAGE 508, RECEPTION NO. B0958655 AS FOLLOWS: THE WEST 12.50 FEET OF LOT A, L.J.S. SUBDIVISION ALSO DESCRIBED AS BEGINNING AT THE NORTHWEST CORNER OF SAID LOT A, THENCE SOUTH 89°50'00" EAST ALONG THE NORTH LINE SAID LOT A A DISTANCE OF 12.50 FEET, THENCE SOUTH 00°09'00" WEST PARALLEL WITH THE WEST LINE SAID LOT A A DISTANCE OF 178.00 FEET TO A POINT ON THE SOUTH LINE SAID LOT A, THENCE NORTH 89°50'00" WEST ALONG THE SOUTH LINE SAID LOT A A DISTANCE OF 12.50 FEET TO THE SOUTHWEST CORNER SAID LOT A, THENCE NORTH 00°09'00" EAST ALONG THE WEST LINE SAID LOT A A DISTANCE OF 178.00 FEET TO THE POINT OF BEGINNING. INCLUDING THOSE PORTIONS OF BRIGHTON ROAD AND BROMLEY LANE LYING

EXHIBIT "B"

LEASE LEGAL DESCRIPTION

ADDENDUM TO OIL AND GAS LEASE DATED NOVEMBER 9, 2015 BY AND BETWEEN THE CITY OF BRIGHTON, AS LESSOR, AND GRIZZLY PETROLEUM COMPANY, LLC, AS THE CURRENT LESSEE.

ADJACENT THERETO, TO THE CENTERLINE THEREOF CONTAINING 0.0114 ACRES, MORE OR LESS

AND

SECTION 13 OF TOWNSHIP 01 SOUTH, RANGE 67 WEST, 6TH P.M.: THAT PORTION OF LOT A OF L.J.S. SUBDIVISION, A PLAT OF WHICH WAS RECORDED IN FILE 16 AT MAP 305, RECEPTION NO. B596391 AS DESCRIBED BY METES AND BOUNDS IN THAT CERTAIN WARRANTY DEED DATED NOVEMBER 16, 1993, RECORDED IN BOOK 4197 AT PAGE 393 AT RECEPTION NO. B1195152, AS FOLLOWS: BEGINNING AT THE POINT OF INTERSECTION WITH THE EAST RIGHT-OF-WAY LINE OF SOUTH BRIGHTON ROAD AND THE SOUTH RIGHT-OF-WAY LINE OF BROMLEY LANE, SAID POINT BEING ON THE NORTH LINE SAID LOT A, THENCE SOUTH 89°50'00" EAST ALONG THE NORTH LINE SAID LOT A AND ALONG THE SOUTH RIGHT-OF-WAY LINE OF BROMLEY LANE A DISTANCE OF 34.93 FEET TO A POINT ON A CURVE TO THE LEFT, THE RADIUS OF SAID CURVE IS 41.50 FEET, THE DELTA OF SAID CURVE IS 74°32'29", THE CHORD OF SAID CURVE BEARS SOUTH 37°25'15" WEST 50.26 FEET; THENCE ALONG THE ARC OF SAID CURVE A DISTANCE OF 53.99 FEET TO THE END OF SAID CURVE; THENCE NORTH 89°51'00" WEST A DISTANCE OF 4.50 FEET TO A POINT ON THE EAST RIGHT-OF-WAY LINE OF SOUTH BRIGHTON ROAD, THENCE NORTH 00°09'00" EAST ALONG SAID RIGHT-OF-WAY LINE A DISTANCE OF 40.01 FEET TO THE POINT OF BEGINNING. INCLUDING THOSE PORTIONS OF BRIGHTON ROAD AND BROMLEY LANE LYING ADJACENT THERETO, TO THE CENTERLINE THEREOF. CONTAINING 0.1606 ACRES, MORE OR LESS

AND

SECTION 13 OF TOWNSHIP 01 SOUTH, RANGE 67 WEST, 6TH P.M.: THAT PORTION OF LOT 1, BLOCK 1 OF BROMLEY LANE P.U.D. AMENDED, A PLAT OF WHICH WAS RECORDED IN FILE 16 AT MAP 915, RECEPTION NO. B953261 FORMERLY DESCRIBED AS LOT 1, BLOCK 1, BROMLEY LANE – P.U.D. SUBDIVISION FILING NO.1, A PLAT OF WHICH IS RECORDED IN FILE 16 AT MAP 530, RECORDED AT RECEPTION NO. B711252, AS DESCRIBED BY METES AND BOUNDS IN WARRANTY DEED RECORDED DECEMBER 1, 1993 IN BOOK 4205 AT PAGE 554, RECEPTION NO. B1198360, AS FOLLOWS: BEGINNING AT THE NORTHEAST CORNER SAID LOT 1, THENCE SOUTH 00°09'00" WEST ALONG THE EAST LINE SAID LOT 1 A DISTANCE OF 39.99 FEET; THENCE NORTH 89°51'00" WEST A DISTANCE OF 4.50 FEET TO A POINT ON A CURVE TO THE LEFT, THE RADIUS OF SAID CURVE IS 41.50 FEET, THE DELTA OF SAID CURVE IS 74°33'19", THE CHORD OF SAID CURVE BEARS NORTH 37°07'39" WEST 50.27 FEET; THENCE ALONG THE ARC OF SAID CURVE A DISTANCE OF 54.00 FEET TO A POINT ON THE NORTH LINE OF SAID LOT 1; THENCE SOUTH 89°50'00" EAST ALONG SAID NORTH LINE A DISTANCE OF 34.95 FEET TO THE POINT OF BEGINNING. INCLUDING THOSE PORTIONS OF BRIGHTON ROAD AND BROMLEY LANE LYING ADJACENT THERETO, TO THE CENTERLINE THEREOF. CONTAINING 0.0990 ACRES, MORE OR LESS

AND

A PORTION OF THE WEST HALF OF THE SOUTHWEST QUARTER OF SECTION 18, TOWNSHIP 01 SOUTH, RANGE 66 WEST, OF THE 6TH P.M. AND A PORTION OF THE EAST HALF OF THE SOUTHEAST QUARTER OF SECTION 13, TOWNSHIP 01 SOUTH, RANGE 67 WEST, 6TH P.M., MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF THE WEST HALF OF THE SOUTHWEST QUARTER OF SAID SECTION 18; THENCE SOUTH 89 DEGREES 26 MINUTES 43 SECONDS WEST ALONG THE SOUTH LINE OF THE EAST HALF OF THE SOUTHEAST QUARTER OF SECTION 13, A DISTANCE OF 769.50 FEET TO A POINT ON THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF THE UNION PACIFIC RAILROAD COMPANY; THENCE ALONG SAID SOUTHEASTERLY RIGHT-OF-WAY LINE NORTH 23 DEGREES 42 MINUTES 45 SECONDS EAST A DISTANCE OF 1462.89 FEET TO A POINT OF CURVATURE; THENCE CONTINUING ALONG SAID SOUTHEASTERLY RIGHT-OF-WAY LINE AND ALONG THE ARC OF A CURVE TO THE LEFT HAVING A LENGTH OF 1400.19 FEET, A RADIUS OF 11434.28 FEET, A CENTRAL ANGLE OF 7 DEGREES 00 MINUTES 58 SECONDS AND A CHORD BEARING OF NORTH 20 DEGREES 24 MINUTES 32 SECONDS EAST 1399.32 FEET TO A POINT ON THE NORTH LINE OF THE WEST HALF OF THE SOUTHWEST QUARTER OF SECTION 18; THENCE

EXHIBIT "B"

LEASE LEGAL DESCRIPTION

ADDENDUM TO OIL AND GAS LEASE DATED NOVEMBER 9, 2015 BY AND BETWEEN THE CITY OF BRIGHTON, AS LESSOR, AND GRIZZLY PETROLEUM COMPANY, LLC, AS THE CURRENT LESSEE.

ALONG SAID NORTH LINE OF THE WEST HALF OF SAID SOUTHWEST QUARTER NORTH 89 DEGREES 43 MINUTES 28 SECONDS EAST A DISTANCE OF 470.81 FEET TO A POINT 558 FEET WEST OF THE NORTHEAST CORNER OF THE WEST HALF OF THE SOUTHWEST QUARTER OF SAID SECTION 18 AS MEASURED ALONG THE NORTH LINE OF SAID WEST HALF OF THE SOUTHWEST QUARTER OF SAID SECTION 18; THENCE SOUTH 00 DEGREES 06 MINUTES 39 SECONDS EAST 1099.45 FEET ALONG A LINE PARALLEL WITH AND 558 FEET WEST OF THE EAST LINE OF THE WEST HALF OF THE SOUTHWEST QUARTER TO A POINT ON A STRAIGHT LINE DRAWN FROM THE SOUTHWEST CORNER TO THE NORTHEAST CORNER OF SAID WEST HALF OF THE SOUTHWEST QUARTER OF SECTION 18; THENCE SOUTH 26 DEGREES 45 MINUTES 39 SECONDS WEST 1731.70 FEET ALONG SAID STRAIGHT LINE BETWEEN THE SOUTHWEST AND NORTHEAST CORNERS OF SAID WEST HALF OF THE SOUTHWEST QUARTER OF SECTION 18 TO THE POINT OF BEGINNING, EXCEPTING THEREFROM THAT PORTION OF THE PROPERTY DESCRIBED IN AND CONVEYED BY QUITCLAIM DEED RECORDED SEPTEMBER 23, 2002 AT RECEPTION NO. C1027210 AND CORRECTION QUITCLAIM DEED RECORDED NOVEMBER 14, 2002 AT RECEPTION NO. C1053465, CONTAINING 45.6630 ACRES, MORE OR LESS

AND

SECTION 18 OF TOWNSHIP 01 SOUTH, RANGE 66 WEST, 6TH P.M.: A TRACT OF LAND IN THE W1/2NW1/4, MORE PARTICULARLY DESCRIBED BY THAT CERTAIN WARRANTY DEED DATED DECEMBER 10, 1999, RECORDED AS RECEPTION NO. C0626416

AND

SECTION 18 OF TOWNSHIP 01 SOUTH, RANGE 66 WEST, 6TH P.M.: TWO TRACTS OF LAND IN THE SE1/4NW1/4, MORE PARTICULARLY DESCRIBED BY THAT CERTAIN WARRANTY DEED DATED AUGUST 13, 1998, RECORDED AS RECEPTION NO. C0431632, IN BOOK 5433, PAGE 377

AND

SECTION 18 OF TOWNSHIP 01 SOUTH, RANGE 66 WEST, 6TH P.M.: TWO TRACTS OF LAND IN THE NE1/4NW1/4 MORE PARTICULARLY DESCRIBED BY THAT CERTAIN QUIT CLAIM DEED DATED SEPTEMBER 29, 1971, RECORDED AS RECEPTION NO. 937736

AND

SECTION 18 OF TOWNSHIP 01 SOUTH, RANGE 66 WEST, 6TH P.M.: A TRACT OF LAND IN THE W1/2NW1/4 MORE PARTICULARLY DESCRIBED BY THAT CERTAIN QUIT CLAIM DEED DATED JANUARY 31, 1975, RECORDED AS RECEPTION NO. A069898, IN BOOK 1976, PAGE 556

AND

SECTION 18 OF TOWNSHIP 01 SOUTH, RANGE 66 WEST, 6TH P.M.: A TRACT OF LAND IN THE NE1/4NW1/4 MORE PARTICULARLY DESCRIBED BY THAT CERTAIN QUIT CLAIM DEED DATED SEPTEMBER 29, 1971, RECORDED AS RECEPTION NO. 937737

AND

SECTION 18 OF TOWNSHIP 01 SOUTH, RANGE 66 WEST, 6TH P.M.: TRACTS OF LAND IN THE NE1/4 MORE PARTICULARLY DESCRIBED BY THAT CERTAIN RULE AND ORDER DATED JUNE 1, 2007, ISSUED IN CASE NO. 2006-CV-502 BY THE DISTRICT COURT OF ADAMS COUNTY, COLORADO, RECORDED ON JUNE 14, 2007 AT RECEPTION NO. 2007000057787, AND DESIGNATED THEREIN AS "BROMLEY LANE - PARCEL 1F (R)," "BROMLEY LANE - PARCEL 1F (S)," "BROMLEY LANE - PARCEL 1G (R)," AND "BROMLEY LANE - PARCEL 1G (S)"

AND

SECTION 18 OF TOWNSHIP 01 SOUTH, RANGE 66 WEST, 6TH P.M.: A TRACT OF LAND IN THE E1/2NE1/4NE1/4 MORE PARTICULARLY DESCRIBED BY THAT CERTAIN SPECIAL

EXHIBIT "B"

LEASE LEGAL DESCRIPTION

ADDENDUM TO OIL AND GAS LEASE DATED NOVEMBER 9, 2015 BY AND BETWEEN THE CITY OF BRIGHTON, AS LESSOR, AND GRIZZLY PETROLEUM COMPANY, LLC, AS THE CURRENT LESSEE.

WARRANTY DEED DATED OCTOBER 13, 2005, RECORDED AS RECEPTION NO. 2006000527610, AND RE-RECORDED AS RECEPTION NO. 2006000655380

AND

SECTION 18 OF TOWNSHIP 01 SOUTH, RANGE 66 WEST, 6TH P.M.: LOTS 1, 2 AND 4, SORRENTO SUBDIVISION, MORE PARTICULARLY DESCRIBED BY THAT CERTAIN PLAT OF SORRENTO SUBDIVISION 2ND AMENDMENT, RECORDED IN FILE 27, MAP 179, AS RECEPTION NO. 2012000070609

AND

THAT PART OF THE NESE OF SECTION 18, T1S-R66W, ADAMS CO., COLORADO, BEING MORE PARTICULARLY DESCRIBED AS: COMMENCING AT THE EAST QUARTER CORNER OF SECTION 18, THENCE THE EASTERLY LINE OF SAID SECTION BEARS SOUTH 00°02'41" WEST; THENCE SOUTH 89°55'53" WEST ALONG THE NORTH LINE OF SAID NESE A DISTANCE OF 30.00' TO THE WESTERLY RIGHT-OF-WAY ("ROW") LINE OF CHAMBERS ROAD AND THE ROB; THENCE SOUTH 00°02'41" WEST ALONG SAID RIGHT-OF-WAY A DISTANCE OF 1320.84' TO THE SOUTHEASTERLY LINE OF SAID NESE; THENCE SOUTH 89°46'41" WEST ALONG SAID LINE 1292.60' TO THE WESTERLY LINE OF THE NESE; THENCE NORTH 00°01'37" WEST ALONG SAID LINE 1324.30' TO THE NORTHERLY LINE OF THE NESE; THENCE NORTH 89°55'53" EAST ALONG SAID LINE 1293.01' TO THE POB, ALSO KNOWN AS 14771 CHAMBERS ROAD, BRIGHTON, COLORADO 80601, CONTAINING 39.252 ACRES, MORE OR LESS

AND

THAT PART OF THE NESW SECTION 18, T1S-R66W, ADAMS CO, COLORADO, BEING MORE PARTICULARLY DESCRIBED AS; BEGINNING AT THE CENTER QUARTER CORNER OF SAID SECTION 18; THENCE ALONG THE NORTH LINE OF THE NESW OF SAID SECTION SOUTH 89°43'39" WEST 30' TO POB; THENCE ALONG SAID WESTERLY RIGHT-OF-WAY LINE SOUTH 00°12'46" EAST 114.69'; THENCE NORTH 80°47'19" WEST 137.12'; THENCE ALONG A LINE BEING 92' SOUTHERLY OF AND PARALLEL WITH THE NORTH LINE OF THE NESW OF SAID SECTION SOUTH 89°43'39" WEST 304.97'; THENCE NORTH 55°00'00" WEST 159.32' TO A POINT ON SAID LINE; THENCE ALONG SAID NORTH LINE NORTH 89°43'39" EAST 571' TO THE POB, CONTAINING 1.1035 ACRES, MORE OR LESS

AND

SECTION 18 OF TOWNSHIP 01 SOUTH, RANGE 66 WEST, 6TH P.M.: LOT 2, M&H INDUSTRIAL PARK, BEGINNING AT THE SW CORNER OF SAID LOT 2; THENCE NORTH 13°42'45" EAST ALONG THE WEST LINE OF LOT 2 20.57 TO POB; THENCE NORTH 1342'45" EAST ALONG THE WEST LINE OF SAID LOT 2 61.71', THENCE SOUTH 89°49'15" WEST 20' NORTH OF THE SOUTH LINE OF LOT 2 54.43' TO POB, BEING 0.065 ACRES, MORE OR LESS

AND

SECTION 18 OF TOWNSHIP 01 SOUTH, RANGE 66 WEST, 6TH P.M.: LOT 3, M&H INDUSTRIAL PARK, THE NORTH 100' OF LOT 3, BEING 1.509 ACRES, MORE OR LESS

-END OF EXHIBIT B-

1001 17th Street
Suite 2000
Denver, Colorado 80202



David Keahey
Landman
Tel: 720.595.2226
E-mail: dkeahey@gwp.com

April 30, 2021

ORDER OF PAYMENT

On approval of the agreement associated herewith and on approval of title to same, Great Western Operating Company, LLC will make payment as indicated herein by check within 45 days of receipt of said agreement. No default shall be declared for failure to make payment until 15 days after receipt by Great Western Operating Company, LLC of written notice of Payee's intention to declare such default. In the event title research reveals that the Payee owns less than the full and undivided 100% interest in the property covered by the agreement, it is understood and agreed that the amount referenced below shall be proportionately reduced according to the percentage of the interest that the payee owns.

PAY TO: The City of Brighton
THE AMOUNT OF: NINE HUNDRED FORTY-EIGHT DOLLARS AND 50/100 CENTS (\$948.50)
ADDRESS: 500 S. 4th Avenue, Brighton, CO 80601

This payment is for an **AMENDMENT TO OIL AND GAS LEASE** dated effective **November 9, 2015**, which covers the property described as follows:

Township 1 South, Range 67 West, 6th P.M.

Section 13: SEE AMENDMENT TO OIL AND GAS LEASE
Containing .271 acres more or less.
\$3,500 per net mineral acre

By: _____
Printed Name: _____
Date: _____

FOR OFFICE USE ONLY:

Sent via Certified Mail on _____ / Tracking Number: _____

Check # _____ in the amount of \$ _____