

Ameredev II, LLC  
5707 Southwest Parkway  
Building 1, Suite 275  
Austin, Texas 78735



January 6, 2020

BLM – New Mexico State Office  
301 Dinosaur Trail  
Santa Fe, NM 87508  
(505) 954-2000  
Attention: Margie Dupre

*VIA FedEx*

Ms. Dupre:

Please find enclosed for your review and approval Communitization Agreements for the following:

1. W2W2 of Section 5 and Section 8, and E2E2 of Section 6 and 7, Township 26 South, Range 36 East, NMPM, Lea County, New Mexico, covering the Wolfcamp formation.
2. W2W2 of Section 5 and Section 8, and E2E2 of Section 6 and 7, Township 26 South, Range 36 East, NMPM, Lea County, New Mexico, covering the Bone Spring formation.
3. W2E2 and E2W2 of Section 5 and Section 8, Township 26 South, Range 36 East, NMPM, Lea County, New Mexico, covering the Wolfcamp formation

Please feel free to contact me at 737-300-4721 or via email at [bforteza@amerdev.com](mailto:bforteza@amerdev.com) with any questions.

Sincerely,

A handwritten signature in blue ink, appearing to read "B Forteza".

Brandon Forteza  
737-300-4721

## Federal Communitization Agreement

Contract No. \_\_\_\_\_

THIS AGREEMENT entered into as of the 1st day of January, 2020, by and between the parties subscribing, ratifying, or consenting hereto, such parties being hereinafter referred to as "parties hereto."

WITNESSETH:

WHEREAS, the Act of February 25, 1920 (41 Stat. 437), as amended and supplemented, authorizes communitization or drilling agreements communitizing or pooling a Federal oil and gas lease, or any portion thereof, with other lands, whether or not owned by the United States, when separate tracts under such Federal lease cannot be independently developed and operated in conformity with an established well-spacing program for the field or area and such communitization or pooling is determined to be in the public interest; and

WHEREAS, the parties hereto own working, royalty or other leasehold interests, or operating rights under the oil and gas leases and lands subject to this agreement which cannot be independently developed and operated in conformity with the well-spacing program established for the field or area in which said lands are located; and

WHEREAS, the parties hereto desire to communitize and pool their respective mineral interests in lands subject to this agreement for the purpose of developing and producing communitized substances in accordance with the terms and conditions of this agreement:

NOW, THEREFORE, in consideration of the premises and the mutual advantages to the parties hereto, it is mutually covenanted and agreed by and between the parties hereto as follows:

1. The lands covered by this agreement (hereinafter referred to as "communitized area") are described as follows:

Township 26 South, Range 36 East, NMPM, Lea County, New Mexico

W2W2 of Sections 5 and 8  
E2E2 of Sections 6 and 7

Containing **640.00** acres, and this agreement shall include only the Bone Spring formation underlying said lands and the crude oil and associated natural gas hereafter referred to as "communitized substances," producible from such formation.

2. Attached hereto, and made a part of this agreement for all purposes is Exhibit "A", a plat designating the communitized area and, Exhibit "B", designating the operator of the communitized area and showing the acreage, percentage and ownership of oil and gas interests in all lands within the communitized area, and the authorization, if any, for communitizing or pooling any patented or fee lands within the communitized area.
3. The Operator of the communitized area shall be Ameredev Operating, LLC, 5707 Southwest Parkway, 1-275, Austin, Texas 78735. All matters of operations shall be governed by the operator under and pursuant to the terms and provisions of this agreement. A successor operator may be designated by the owners of the working interest in the communitized area and four (4) executed copies of a designation of successor operator shall be filed with the Authorized Officer.
4. Operator shall furnish the Secretary of the Interior, or his authorized representative, with a log and history of any well drilled on the communitized area, monthly reports of operations, statements of oil and gas sales and royalties and such other reports as are deemed necessary to compute monthly the royalty due the United States, as specified in the applicable oil and gas operating regulations.
5. The communitized area shall be developed and operated as an entirety, with the understanding and agreement between the parties hereto that all communitized substances produced there from shall be allocated among the leaseholds comprising said area in the proportion that the acreage interest of each leasehold bears to the entire acreage interest committed to this agreement.

All proceeds, 8/8ths, attributed to unleased Federal or Indian lands included within the CA area are to be paid into the appropriate Unleased Lands Account or Indian Trust Account by the designated operator until the land is leased or ownership is established.

6. The royalties payable on communitized substances allocated to the individual leases comprising the communitized area and the rentals provided for in said leases shall be determined and paid on the basis prescribed in each of the individual leases. Payments of rentals under the terms of leases subject to this agreement shall not be affected by this agreement except as provided for under the terms and provisions of said leases or as may herein be otherwise provided. Except as herein modified and changed, the oil and gas leases subject to this agreement shall remain in full force and effect as originally made and issued. It is agreed that for any Federal lease bearing a sliding- or step-scale rate of royalty, such rate shall be determined separately as to production from each communitization agreement to which such lease may be committed, and separately as to any noncommunitized lease production, provided, however, as to leases where the rate of royalty for gas is based on total lease production per day,

such rate shall be determined by the sum of all communitized production allocated to such a lease plus any noncommunitized lease production.

7. There shall be no obligation on the lessees to offset any well or wells completed in the same formation as covered by this agreement on separate component tracts into which the communitized area is now or may hereafter be divided, nor shall any lessee be required to measure separately communitized substances by reason of the diverse ownership thereof, but the lessees hereto shall not be released from their obligation to protect said communitized area from drainage of communitized substances by a well or wells which may be drilled offsetting said area.
8. The commencement, completion, continued operation, or production of a well or wells for communitized substances on the communitized area shall be construed and considered as the commencement, completion, continued operation, or production on each and all of the lands within and comprising said communitized area, and operations or production pursuant to this agreement shall be deemed to be operations or production as to each lease committed hereto.
9. Production of communitized substances and disposal thereof shall be in conformity with allocation, allotments, and quotas made or fixed by any duly authorized person or regulatory body under applicable Federal or State statutes. This agreement shall be subject to all applicable Federal and State laws or executive orders, rules and regulations, and no party hereto shall suffer a forfeiture or be liable in damages for failure to comply with any of the provisions of this agreement if such compliance is prevented by, or if such failure results from, compliance with any such laws, orders, rules or regulations.
10. The date of this agreement is January 1, 2020, and it shall become effective as of this date or from the onset of production of communitized substances, whichever is earlier upon execution by the necessary parties, notwithstanding the date of execution, and upon approval by the Secretary of the Interior or by his duly authorized representative, and shall remain in force and effect for a period of 2 years and for as long as communitized substances are, or can be, produced from the communitized area in paying quantities: Provided, that prior to production in paying quantities from the communitized area and upon fulfillment of all requirements of the Secretary of the Interior, or his duly authorized representative, with respect to any dry hole or abandoned well, this agreement may be terminated at any time by mutual agreement of the parties hereto. This agreement shall not terminate upon cessation of production if, within 60 days thereafter, reworking or drilling operations on the communitized area are commenced and are thereafter conducted with reasonable diligence during the period of nonproduction. The 2-year term of this agreement will not in itself serve to extend the term of any Federal lease which would otherwise expire during said period.
11. The covenants herein shall be construed to be covenants running with the land with respect to the communitized interests of the parties hereto and their



successors in interests until this agreement terminates and any grant, transfer, or conveyance of any such land or interest subject hereto, whether voluntary or not, shall be and hereby is conditioned upon the assumption of all obligations hereunder by the grantee, transferee, or other successor in interest, and as to Federal land shall be subject to approval by the Secretary of the Interior, or his duly authorized representative.

12. It is agreed between the parties hereto that the Secretary of the Interior, or his duly authorized representative, shall have the right of supervision over all Fee and State mineral operations within the communitized area to the extent necessary to monitor production and measurement, and assure that no avoidable loss of hydrocarbons occur in which the United States has an interest pursuant to applicable oil and gas regulations of the Department of the Interior relating to such production and measurement.
13. This agreement shall be binding upon the parties hereto and shall extend to and be binding upon their respective heirs, executors, administrators, successors, and assigns.
14. This agreement may be executed in any number of counterparts, no one of which needs to be executed by all parties, or may be ratified or consented to by separate instrument, in writing, specifically referring hereto, and shall be binding upon all parties who have executed such a counterpart, ratification or consent hereto with the same force and effect as if all parties had signed the same document.
15. Nondiscrimination. In connection with the performance of work under this agreement, the operator agrees to comply with all the provisions of Section 202(1) to (7) inclusive, of Executive Order 11246 (30F.R. 12319), as amended, which are hereby incorporated by reference in this agreement.

IN WITNESS WHEREOF, the parties hereto have executed this agreement as of the day and year first above written and have set opposite their respective names the date of execution.

Ameredev Operating, LLC  
Operator

1/6/2020  
Date

By: \_\_\_\_\_  
Parker Reese, President and CEO

## ACKNOWLEDGEMENT

STATE OF TEXAS

SS.

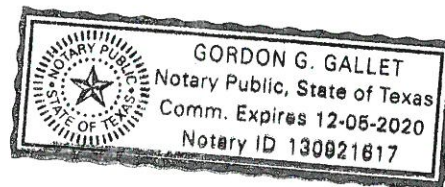
COUNTY OF TRAVIS

On this 1st day of January, 2020, before me, a Notary Public for the State of Texas, personally appeared Parker Reese, known to me to be the President and CEO of Ameredev Operating, LLC, the corporation that executed the foregoing instrument and acknowledged to me such corporation executed the same.

(SEAL)

12/5/2020  
My Commission Expires

*Gordon G. Gallet*  
Notary Public



**WORKING INTEREST OWNERS  
AND/OR LESSEES OF RECORD**

I, the undersigned, hereby certify, on behalf of Ameredev Operating, LLC, Operator of this Communitization Agreement, that all working interest owners (i.e., lessees of record and operating rights owners) shown on Exhibit B attached to this Agreement are, to the best of my knowledge, the working interest owners of the leases subject to this Agreement, and that the written consents of all of the named owners have been obtained and will be made available to the BLM immediately upon request.

1/6/2020  
Date

By: \_\_\_\_\_  
Title: President and CEO

**ACKNOWLEDGEMENT**

STATE OF TEXAS

ss.

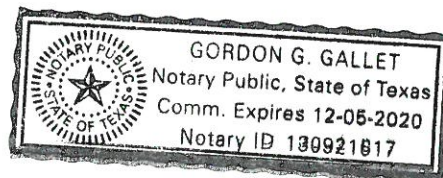
COUNTY OF TRAVIS

On this 1st day of January, 2020, before me, a Notary Public for the State of Texas, personally appeared Parker Reese, known to me to be the President and CEO of Ameredev Operating, LLC, the corporation that executed the foregoing instrument and acknowledged to me such corporation executed the same.

(SEAL)

12/5/2020  
My Commission Expires

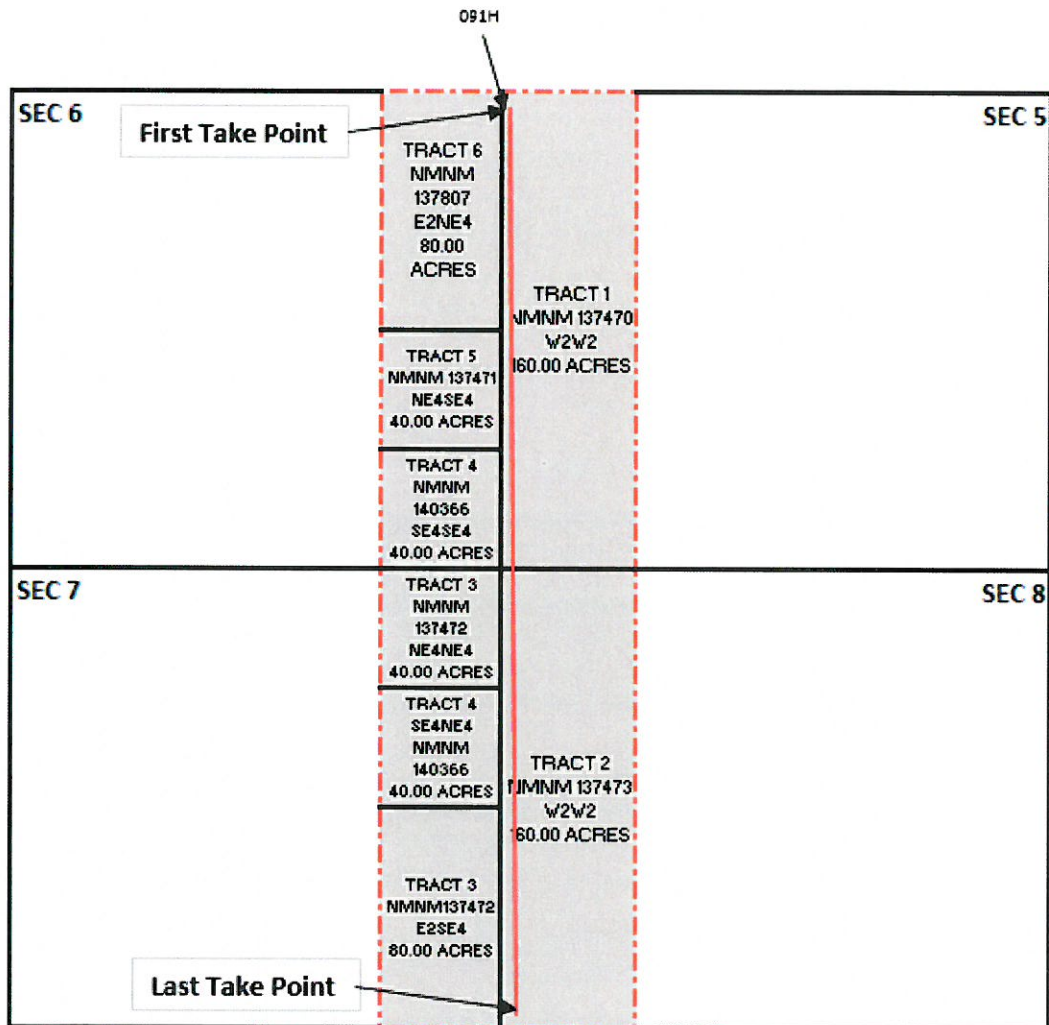
*Gordon G. Gallet*  
Notary Public



## EXHIBIT "A"

Plat of communitized area covering **640.00** acres in the W2W2 of Sections 5 and 8 and the E2E2 of Sections 6 and 7, Township 26 South, Range 36 East, NMPM, Lea County, New Mexico

Holly 26 36 05 Federal Com 091H



## **EXHIBIT “B”**

To Communitization Agreement Dated January 1, 2020 embracing the following described land in the W2W2 of Sections 5 and 8 and the E2E2 of Sections 6 and 7, Township 26 South, Range 36 East, NMPM, Lea County, New Mexico

Operator of Communitized Area: Ameredev Operating, LLC

### DESCRIPTION OF LEASES COMMITTED

#### Tract No. 1

Lease Serial Number:	NMNM 137470
Description of Land Committed:	Township 26 South, Range 36 East, NMPM  Section 5: W2W2
Number of Acres:	160.00 Acres
Name of Working Interest Owners:	Ameredev New Mexico, LLC
Overriding Royalty Owners:	KWF Enterprises, L.P. HED Enterprises, L.P. Exile Royalty Company, LLC Michael A. Kulengusky Constitution Resources, II, LP
Current Record Title Owner:	Ameredev New Mexico, LLC

Tract No. 2

Lease Serial Number:	NMNM 137473
Description of Land Committed:	Township 26 South, Range 36 East, NMPM  Section 8: W2W2
Number of Acres:	160.00 Acres
Name of Working Interest Owners:	Ameredev New Mexico, LLC
Overriding Royalty Owners:	KWF Enterprises, L.P. HED Enterprises, L.P. Exile Royalty Company, LLC Michael A. Kulengusky Constitution Resources, II, LP
Current Record Title Owner:	Ameredev New Mexico, LLC



Tract No. 3

Lease Serial Number:	NMNM 137472
Description of Land Committed:	Township 26 South, Range 36 East, NMPM  Section 7: E2SE4, NE4NE4
Number of Acres:	120.00 Acres
Name of Working Interest Owners:	Ameredev New Mexico, LLC
Overriding Royalty Owners:	KWF Enterprises, L.P. HED Enterprises, L.P. Exile Royalty Company, LLC Michael A. Kulengusky Constitution Resources, II, LP
Current Record Title Owner:	Ameredev New Mexico, LLC

Tract No. 4

Lease Serial Number:	NMNM 140366
Description of Land Committed:	Township 26 South, Range 36 East, NMPM  Section 7: SE4NE4 Section 6: SE4SE4
Number of Acres:	80.00 Acres
Name of Working Interest Owners:	Ameredev New Mexico, LLC
Overriding Royalty Owners:	KWF Enterprises, L.P. HED Enterprises, L.P. Exile Royalty Company, LLC Michael A. Kulengusky Constitution Resources, II, LP
Current Record Title Owner:	Ameredev New Mexico, LLC

Tract No. 5

Lease Serial Number:	NMNM 137471
Description of Land Committed:	Township 26 South, Range 36 East, NMPM  Section 6: NE4SE4
Number of Acres:	40.00 Acres
Name of Working Interest Owners:	Ameredev New Mexico, LLC
Overriding Royalty Owners:	KWF Enterprises, L.P. HED Enterprises, L.P. Exile Royalty Company, LLC Michael A. Kulengusky Constitution Resources, II, LP
Current Record Title Owner:	Ameredev New Mexico, LLC

Tract No. 6

Lease Serial Number: NMNM 137807

Description of Land Committed: Township 26 South, Range 36 East,  
NMPM  
Section 6: E2NE4

Number of Acres: 80.00 Acres

Name of Working Interest Owners: Ameredev New Mexico, LLC

Overriding Royalty Owners: Constitution Resources, II, LP

Current Record Title Owner: Ameredev New Mexico, LLC

**RECAPITULATION**

<u>Tract No.</u>	<u>No. of Acres Committed</u>	<u>Percentage of Interest in Communitized Area</u>
1	160.00	25.0000%
2	160.00	25.0000%
3	120.00	18.7500%
4	80.00	12.5000%
5	40.00	6.2500%
6	80.00	12.5000%
Total	640.00	100.0000%

## Federal Communitization Agreement

Contract No. \_\_\_\_\_

THIS AGREEMENT entered into as of the 1st day of January, 2020, by and between the parties subscribing, ratifying, or consenting hereto, such parties being hereinafter referred to as "parties hereto."

### WITNESSETH:

WHEREAS, the Act of February 25, 1920 (41 Stat. 437), as amended and supplemented, authorizes communitization or drilling agreements communitizing or pooling a Federal oil and gas lease, or any portion thereof, with other lands, whether or not owned by the United States, when separate tracts under such Federal lease cannot be independently developed and operated in conformity with an established well-spacing program for the field or area and such communitization or pooling is determined to be in the public interest; and

WHEREAS, the parties hereto own working, royalty or other leasehold interests, or operating rights under the oil and gas leases and lands subject to this agreement which cannot be independently developed and operated in conformity with the well-spacing program established for the field or area in which said lands are located; and

WHEREAS, the parties hereto desire to communitize and pool their respective mineral interests in lands subject to this agreement for the purpose of developing and producing communitized substances in accordance with the terms and conditions of this agreement:

NOW, THEREFORE, in consideration of the premises and the mutual advantages to the parties hereto, it is mutually covenanted and agreed by and between the parties hereto as follows:

1. The lands covered by this agreement (hereinafter referred to as "communitized area") are described as follows:

Township 26 South, Range 36 East, NMPM, Lea County, New Mexico

W2W2 of Sections 5 and 8

E2E2 of Sections 6 and 7

Containing **640.00** acres, and this agreement shall include only the Wolfcamp formation underlying said lands and the crude oil and associated natural gas hereafter referred to as "communitized substances," producible from such formation.

2. Attached hereto, and made a part of this agreement for all purposes is Exhibit "A", a plat designating the communitized area and, Exhibit "B", designating the operator of the communitized area and showing the acreage, percentage and ownership of oil and gas interests in all lands within the communitized area, and the authorization, if any, for communitizing or pooling any patented or fee lands within the communitized area.
3. The Operator of the communitized area shall be Ameredev Operating, LLC, 5707 Southwest Parkway, 1-275, Austin, Texas 78735. All matters of operations shall be governed by the operator under and pursuant to the terms and provisions of this agreement. A successor operator may be designated by the owners of the working interest in the communitized area and four (4) executed copies of a designation of successor operator shall be filed with the Authorized Officer.
4. Operator shall furnish the Secretary of the Interior, or his authorized representative, with a log and history of any well drilled on the communitized area, monthly reports of operations, statements of oil and gas sales and royalties and such other reports as are deemed necessary to compute monthly the royalty due the United States, as specified in the applicable oil and gas operating regulations.
5. The communitized area shall be developed and operated as an entirety, with the understanding and agreement between the parties hereto that all communitized substances produced there from shall be allocated among the leaseholds comprising said area in the proportion that the acreage interest of each leasehold bears to the entire acreage interest committed to this agreement.

All proceeds, 8/8ths, attributed to unleased Federal or Indian lands included within the CA area are to be paid into the appropriate Unleased Lands Account or Indian Trust Account by the designated operator until the land is leased or ownership is established.

6. The royalties payable on communitized substances allocated to the individual leases comprising the communitized area and the rentals provided for in said leases shall be determined and paid on the basis prescribed in each of the individual leases. Payments of rentals under the terms of leases subject to this agreement shall not be affected by this agreement except as provided for under the terms and provisions of said leases or as may herein be otherwise provided. Except as herein modified and changed, the oil and gas leases subject to this agreement shall remain in full force and effect as originally made and issued. It is agreed that for any Federal lease bearing a sliding- or step-scale rate of royalty, such rate shall be determined separately as to production from each communitization agreement to which such lease may be committed, and separately as to any noncommunitized lease production, provided, however, as to leases where the rate of royalty for gas is based on total lease production per day,



such rate shall be determined by the sum of all communitized production allocated to such a lease plus any noncommunitized lease production.

7. There shall be no obligation on the lessees to offset any well or wells completed in the same formation as covered by this agreement on separate component tracts into which the communitized area is now or may hereafter be divided, nor shall any lessee be required to measure separately communitized substances by reason of the diverse ownership thereof, but the lessees hereto shall not be released from their obligation to protect said communitized area from drainage of communitized substances by a well or wells which may be drilled offsetting said area.
8. The commencement, completion, continued operation, or production of a well or wells for communitized substances on the communitized area shall be construed and considered as the commencement, completion, continued operation, or production on each and all of the lands within and comprising said communitized area, and operations or production pursuant to this agreement shall be deemed to be operations or production as to each lease committed hereto.
9. Production of communitized substances and disposal thereof shall be in conformity with allocation, allotments, and quotas made or fixed by any duly authorized person or regulatory body under applicable Federal or State statutes. This agreement shall be subject to all applicable Federal and State laws or executive orders, rules and regulations, and no party hereto shall suffer a forfeiture or be liable in damages for failure to comply with any of the provisions of this agreement if such compliance is prevented by, or if such failure results from, compliance with any such laws, orders, rules or regulations.
10. The date of this agreement is January 1, 2020, and it shall become effective as of this date or from the onset of production of communitized substances, whichever is earlier upon execution by the necessary parties, notwithstanding the date of execution, and upon approval by the Secretary of the Interior or by his duly authorized representative, and shall remain in force and effect for a period of 2 years and for as long as communitized substances are, or can be, produced from the communitized area in paying quantities: Provided, that prior to production in paying quantities from the communitized area and upon fulfillment of all requirements of the Secretary of the Interior, or his duly authorized representative, with respect to any dry hole or abandoned well, this agreement may be terminated at any time by mutual agreement of the parties hereto. This agreement shall not terminate upon cessation of production if, within 60 days thereafter, reworking or drilling operations on the communitized area are commenced and are thereafter conducted with reasonable diligence during the period of nonproduction. The 2-year term of this agreement will not in itself serve to extend the term of any Federal lease which would otherwise expire during said period.
11. The covenants herein shall be construed to be covenants running with the land with respect to the communitized interests of the parties hereto and their

successors in interests until this agreement terminates and any grant, transfer, or conveyance of any such land or interest subject hereto, whether voluntary or not, shall be and hereby is conditioned upon the assumption of all obligations hereunder by the grantee, transferee, or other successor in interest, and as to Federal land shall be subject to approval by the Secretary of the Interior, or his duly authorized representative.

12. It is agreed between the parties hereto that the Secretary of the Interior, or his duly authorized representative, shall have the right of supervision over all Fee and State mineral operations within the communitized area to the extent necessary to monitor production and measurement, and assure that no avoidable loss of hydrocarbons occur in which the United States has an interest pursuant to applicable oil and gas regulations of the Department of the Interior relating to such production and measurement.
13. This agreement shall be binding upon the parties hereto and shall extend to and be binding upon their respective heirs, executors, administrators, successors, and assigns.
14. This agreement may be executed in any number of counterparts, no one of which needs to be executed by all parties, or may be ratified or consented to by separate instrument, in writing, specifically referring hereto, and shall be binding upon all parties who have executed such a counterpart, ratification or consent hereto with the same force and effect as if all parties had signed the same document.
15. Nondiscrimination. In connection with the performance of work under this agreement, the operator agrees to comply with all the provisions of Section 202(1) to (7) inclusive, of Executive Order 11246 (30F.R. 12319), as amended, which are hereby incorporated by reference in this agreement.

IN WITNESS WHEREOF, the parties hereto have executed this agreement as of the day and year first above written and have set opposite their respective names the date of execution.

1/6/2020  
Date

Ameredev Operating, LLC  
Operator  
By: \_\_\_\_\_  
Parker Reese, President and CEO

## ACKNOWLEDGEMENT

STATE OF TEXAS

SS.

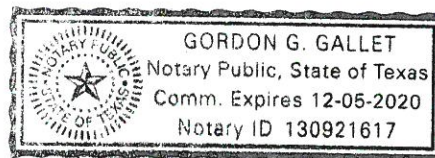
COUNTY OF TRAVIS

On this 1st day of January, 2020, before me, a Notary Public for the State of Texas, personally appeared Parker Reese, known to me to be the President and CEO of Ameredev Operating, LLC, the corporation that executed the foregoing instrument and acknowledged to me such corporation executed the same.

(SEAL)

12/5/2020  
My Commission Expires

Parker Reese  
Notary Public



**WORKING INTEREST OWNERS  
AND/OR LESSEES OF RECORD**

I, the undersigned, hereby certify, on behalf of Ameredev Operating, LLC, Operator of this Communitization Agreement, that all working interest owners (i.e., lessees of record and operating rights owners) shown on Exhibit B attached to this Agreement are, to the best of my knowledge, the working interest owners of the leases subject to this Agreement, and that the written consents of all of the named owners have been obtained and will be made available to the BLM immediately upon request.

1/6/2020  
Date

By: \_\_\_\_\_  
Title: President and CEO

**ACKNOWLEDGEMENT**

STATE OF TEXAS

ss.

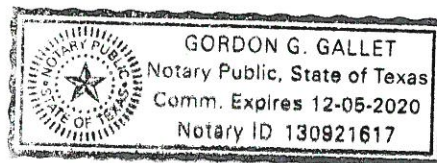
COUNTY OF TRAVIS

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(SEAL)

12/5/2020  
My Commission Expires

*Gordon G. Gallet*  
Notary Public

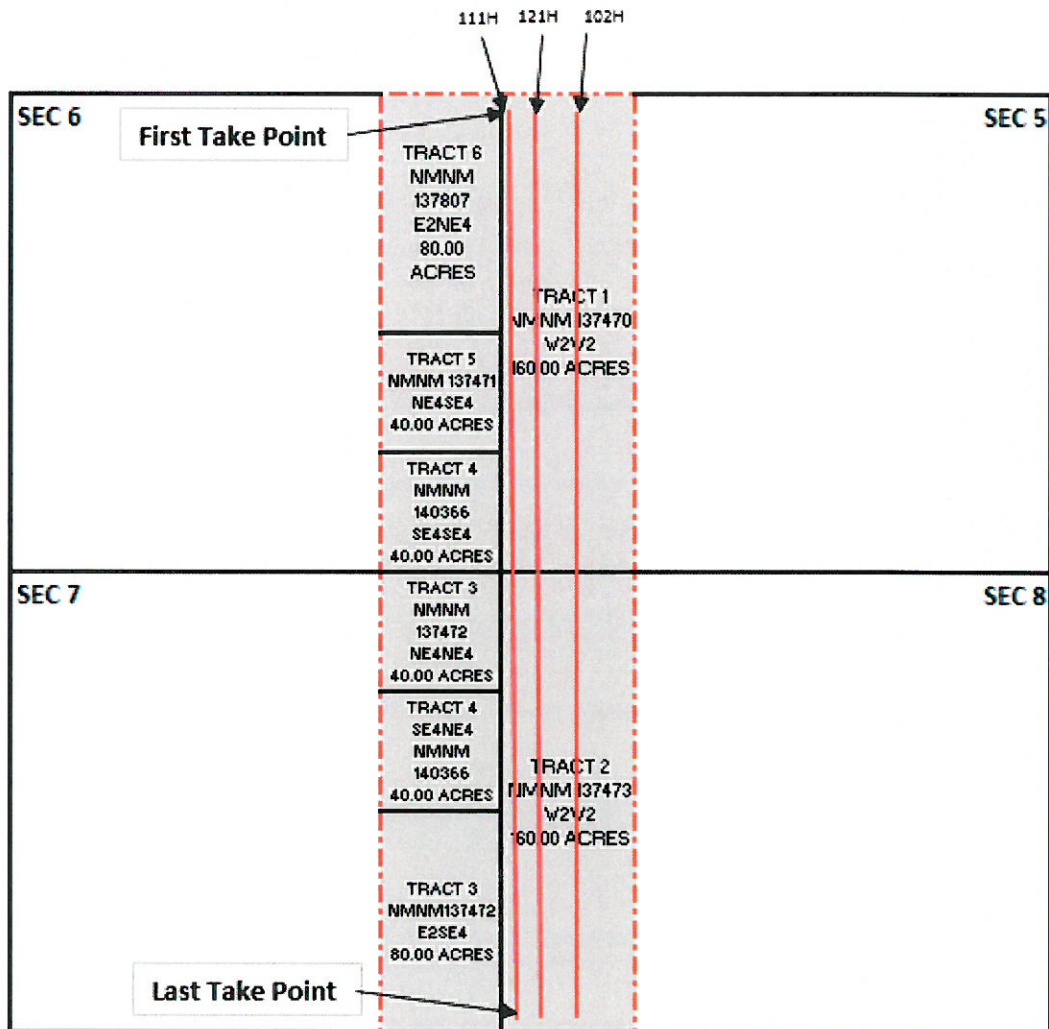




## EXHIBIT "A"

Plat of communitized area covering **640.00** acres in the W2W2 of Sections 5 and 8 and the E2E2 of Sections 6 and 7, Township 26 South, Range 36 East, NMPM, Lea County, New Mexico

Holly 26 36 05 Federal Com 121H, 111H, and 102H



## **EXHIBIT “B”**

To Communitization Agreement Dated January 1, 2020 embracing the following described land in the W2W2 of Sections 5 and 8 and the E2E2 of Sections 6 and 7, Township 26 South, Range 36 East, NMPM, Lea County, New Mexico

Operator of Communitized Area: Ameredev Operating, LLC

### DESCRIPTION OF LEASES COMMITTED

#### Tract No. 1

Lease Serial Number:	NMNM 137470
Description of Land Committed:	Township 26 South, Range 36 East, NMPM  Section 5: W2W2
Number of Acres:	160.00 Acres
Name of Working Interest Owners:	Ameredev New Mexico, LLC
Overriding Royalty Owners:	KWF Enterprises, L.P. HED Enterprises, L.P. Exile Royalty Company, LLC Michael A. Kulengusky Constitution Resources, II, LP
Current Record Title Owner:	Ameredev New Mexico, LLC



Tract No. 2

Lease Serial Number:	NMNM 137473
Description of Land Committed:	Township 26 South, Range 36 East, NMPM  Section 8: W2W2
Number of Acres:	160.00 Acres
Name of Working Interest Owners:	Ameredev New Mexico, LLC
Overriding Royalty Owners:	KWF Enterprises, L.P. HED Enterprises, L.P. Exile Royalty Company, LLC Michael A. Kulengusky Constitution Resources, II, LP
Current Record Title Owner:	Ameredev New Mexico, LLC

Tract No. 3

Lease Serial Number:	NMNM 137472
Description of Land Committed:	Township 26 South, Range 36 East, NMPM  Section 7: E2SE4, NE4NE4
Number of Acres:	120.00 Acres
Name of Working Interest Owners:	Ameredev New Mexico, LLC
Overriding Royalty Owners:	KWF Enterprises, L.P. HED Enterprises, L.P. Exile Royalty Company, LLC Michael A. Kulengusky Constitution Resources, II, LP
Current Record Title Owner:	Ameredev New Mexico, LLC

Tract No. 4

Lease Serial Number:	NMNM 140366
Description of Land Committed:	Township 26 South, Range 36 East, NMPM  Section 7: SE4NE4 Section 6: SE4SE4
Number of Acres:	80.00 Acres
Name of Working Interest Owners:	Ameredev New Mexico, LLC
Overriding Royalty Owners:	KWF Enterprises, L.P. HED Enterprises, L.P. Exile Royalty Company, LLC Michael A. Kulengusky Constitution Resources, II, LP
Current Record Title Owner:	Ameredev New Mexico, LLC

Tract No. 5

Lease Serial Number:	NMNM 137471
Description of Land Committed:	Township 26 South, Range 36 East, NMPM  Section 6: NE4SE4
Number of Acres:	40.00 Acres
Name of Working Interest Owners:	Ameredev New Mexico, LLC
Overriding Royalty Owners:	KWF Enterprises, L.P. HED Enterprises, L.P. Exile Royalty Company, LLC Michael A. Kulengusky Constitution Resources, II, LP
Current Record Title Owner:	Ameredev New Mexico, LLC

Tract No. 6

Lease Serial Number: NMNM 137807

Description of Land Committed: Township 26 South, Range 36 East,  
NMPM  
Section 6: E2NE4

Number of Acres: 80.00 Acres

Name of Working Interest Owners: Ameredev New Mexico, LLC

Overriding Royalty Owners: Constitution Resources, II, LP

Current Record Title Owner: Ameredev New Mexico, LLC

**RECAPITULATION**

<u>Tract No.</u>	<u>No. of Acres Committed</u>	<u>Percentage of Interest in Communitized Area</u>
1	160.00	25.0000%
2	160.00	25.0000%
3	120.00	18.7500%
4	80.00	12.5000%
5	40.00	6.2500%
6	80.00	12.5000%
Total	640.00	100.0000%

## Federal Communitization Agreement

Contract No. \_\_\_\_\_

THIS AGREEMENT entered into as of the 1st day of January, 2020, by and between the parties subscribing, ratifying, or consenting hereto, such parties being hereinafter referred to as "parties hereto."

### WITNESSETH:

WHEREAS, the Act of February 25, 1920 (41 Stat. 437), as amended and supplemented, authorizes communitization or drilling agreements communitizing or pooling a Federal oil and gas lease, or any portion thereof, with other lands, whether or not owned by the United States, when separate tracts under such Federal lease cannot be independently developed and operated in conformity with an established well-spacing program for the field or area and such communitization or pooling is determined to be in the public interest; and

WHEREAS, the parties hereto own working, royalty or other leasehold interests, or operating rights under the oil and gas leases and lands subject to this agreement which cannot be independently developed and operated in conformity with the well-spacing program established for the field or area in which said lands are located; and

WHEREAS, the parties hereto desire to communitize and pool their respective mineral interests in lands subject to this agreement for the purpose of developing and producing communitized substances in accordance with the terms and conditions of this agreement:

NOW, THEREFORE, in consideration of the premises and the mutual advantages to the parties hereto, it is mutually covenanted and agreed by and between the parties hereto as follows:

1. The lands covered by this agreement (hereinafter referred to as "communitized area") are described as follows:

Township 26 South, Range 36 East, NMPM, Lea County, New Mexico

W2E2 and E2W2 of Sections 5 and 8

Containing **640.00** acres, and this agreement shall include only the Wolfcamp formation underlying said lands and the crude oil and associated natural gas hereafter referred to as "communitized substances," producible from such formation.



2. Attached hereto, and made a part of this agreement for all purposes is Exhibit "A", a plat designating the communitized area and, Exhibit "B", designating the operator of the communitized area and showing the acreage, percentage and ownership of oil and gas interests in all lands within the communitized area, and the authorization, if any, for communitizing or pooling any patented or fee lands within the communitized area.
3. The Operator of the communitized area shall be Ameredev Operating, LLC, 5707 Southwest Parkway, 1-275, Austin, Texas 78735. All matters of operations shall be governed by the operator under and pursuant to the terms and provisions of this agreement. A successor operator may be designated by the owners of the working interest in the communitized area and four (4) executed copies of a designation of successor operator shall be filed with the Authorized Officer.
4. Operator shall furnish the Secretary of the Interior, or his authorized representative, with a log and history of any well drilled on the communitized area, monthly reports of operations, statements of oil and gas sales and royalties and such other reports as are deemed necessary to compute monthly the royalty due the United States, as specified in the applicable oil and gas operating regulations.
5. The communitized area shall be developed and operated as an entirety, with the understanding and agreement between the parties hereto that all communitized substances produced there from shall be allocated among the leaseholds comprising said area in the proportion that the acreage interest of each leasehold bears to the entire acreage interest committed to this agreement.

All proceeds, 8/8ths, attributed to unleased Federal or Indian lands included within the CA area are to be paid into the appropriate Unleased Lands Account or Indian Trust Account by the designated operator until the land is leased or ownership is established.

6. The royalties payable on communitized substances allocated to the individual leases comprising the communitized area and the rentals provided for in said leases shall be determined and paid on the basis prescribed in each of the individual leases. Payments of rentals under the terms of leases subject to this agreement shall not be affected by this agreement except as provided for under the terms and provisions of said leases or as may herein be otherwise provided. Except as herein modified and changed, the oil and gas leases subject to this agreement shall remain in full force and effect as originally made and issued. It is agreed that for any Federal lease bearing a sliding- or step-scale rate of royalty, such rate shall be determined separately as to production from each communitization agreement to which such lease may be committed, and separately as to any noncommunitized lease production, provided, however, as to leases where the rate of royalty for gas is based on total lease production per day,

such rate shall be determined by the sum of all communitized production allocated to such a lease plus any noncommunitized lease production.

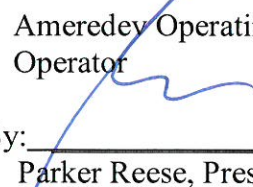
7. There shall be no obligation on the lessees to offset any well or wells completed in the same formation as covered by this agreement on separate component tracts into which the communitized area is now or may hereafter be divided, nor shall any lessee be required to measure separately communitized substances by reason of the diverse ownership thereof, but the lessees hereto shall not be released from their obligation to protect said communitized area from drainage of communitized substances by a well or wells which may be drilled offsetting said area.
8. The commencement, completion, continued operation, or production of a well or wells for communitized substances on the communitized area shall be construed and considered as the commencement, completion, continued operation, or production on each and all of the lands within and comprising said communitized area, and operations or production pursuant to this agreement shall be deemed to be operations or production as to each lease committed hereto.
9. Production of communitized substances and disposal thereof shall be in conformity with allocation, allotments, and quotas made or fixed by any duly authorized person or regulatory body under applicable Federal or State statutes. This agreement shall be subject to all applicable Federal and State laws or executive orders, rules and regulations, and no party hereto shall suffer a forfeiture or be liable in damages for failure to comply with any of the provisions of this agreement if such compliance is prevented by, or if such failure results from, compliance with any such laws, orders, rules or regulations.
10. The date of this agreement is January 1, 2020, and it shall become effective as of this date or from the onset of production of communitized substances, whichever is earlier upon execution by the necessary parties, notwithstanding the date of execution, and upon approval by the Secretary of the Interior or by his duly authorized representative, and shall remain in force and effect for a period of 2 years and for as long as communitized substances are, or can be, produced from the communitized area in paying quantities: Provided, that prior to production in paying quantities from the communitized area and upon fulfillment of all requirements of the Secretary of the Interior, or his duly authorized representative, with respect to any dry hole or abandoned well, this agreement may be terminated at any time by mutual agreement of the parties hereto. This agreement shall not terminate upon cessation of production if, within 60 days thereafter, reworking or drilling operations on the communitized area are commenced and are thereafter conducted with reasonable diligence during the period of nonproduction. The 2-year term of this agreement will not in itself serve to extend the term of any Federal lease which would otherwise expire during said period.
11. The covenants herein shall be construed to be covenants running with the land with respect to the communitized interests of the parties hereto and their

successors in interests until this agreement terminates and any grant, transfer, or conveyance of any such land or interest subject hereto, whether voluntary or not, shall be and hereby is conditioned upon the assumption of all obligations hereunder by the grantee, transferee, or other successor in interest, and as to Federal land shall be subject to approval by the Secretary of the Interior, or his duly authorized representative.

12. It is agreed between the parties hereto that the Secretary of the Interior, or his duly authorized representative, shall have the right of supervision over all Fee and State mineral operations within the communitized area to the extent necessary to monitor production and measurement, and assure that no avoidable loss of hydrocarbons occur in which the United States has an interest pursuant to applicable oil and gas regulations of the Department of the Interior relating to such production and measurement.
13. This agreement shall be binding upon the parties hereto and shall extend to and be binding upon their respective heirs, executors, administrators, successors, and assigns.
14. This agreement may be executed in any number of counterparts, no one of which needs to be executed by all parties, or may be ratified or consented to by separate instrument, in writing, specifically referring hereto, and shall be binding upon all parties who have executed such a counterpart, ratification or consent hereto with the same force and effect as if all parties had signed the same document.
15. Nondiscrimination. In connection with the performance of work under this agreement, the operator agrees to comply with all the provisions of Section 202(1) to (7) inclusive, of Executive Order 11246 (30F.R. 12319), as amended, which are hereby incorporated by reference in this agreement.

IN WITNESS WHEREOF, the parties hereto have executed this agreement as of the day and year first above written and have set opposite their respective names the date of execution.

1/6/2020  
Date

Ameredev Operating, LLC  
Operator  
By:   
\_\_\_\_\_  
Parker Reese, President and CEO

## ACKNOWLEDGEMENT

STATE OF TEXAS

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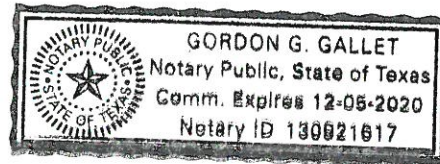
COUNTY OF TRAVIS

On this 1st day of January, 2020, before me, a Notary Public for the State of Texas, personally appeared Parker Reese, known to me to be the President and CEO of Ameredev Operating, LLC, the corporation that executed the foregoing instrument and acknowledged to me such corporation executed the same.

(SEAL)

12/5/2020  
My Commission Expires

*Gordon G. Gallet*  
Notary Public





**WORKING INTEREST OWNERS  
AND/OR LESSEES OF RECORD**

I, the undersigned, hereby certify, on behalf of Ameredev Operating, LLC, Operator of this Communitization Agreement, that all working interest owners (i.e., lessees of record and operating rights owners) shown on Exhibit B attached to this Agreement are, to the best of my knowledge, the working interest owners of the leases subject to this Agreement, and that the written consents of all of the named owners have been obtained and will be made available to the BLM immediately upon request.

1/6/2020  
Date

By: \_\_\_\_\_  
Title: President and CEO

**ACKNOWLEDGEMENT**

STATE OF TEXAS

ss.

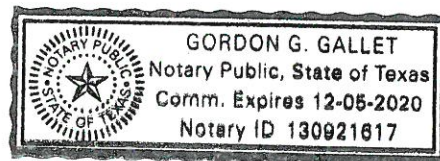
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On this 1st day of January, 2020, before me, a Notary Public for the State of Texas, personally appeared Parker Reese, known to me to be the President and CEO of Ameredev Operating, LLC, the corporation that executed the foregoing instrument and acknowledged to me such corporation executed the same.

(SEAL)

A 12/5/2020  
My Commission Expires

Gordon G. Gallet  
Notary Public



Plat of communitized area covering **640.00** acres in the W2E2 and E2W2 of Sections 5 and 8, Township 26 South, Range 36 East, NMPM, Lea County, New Mexico

The map displays two sections of land, Section 5 and Section 8, divided into several tracts. Section 5 is at the top, and Section 8 is at the bottom. A dashed red line runs vertically through the center, separating the left and right halves of the sections. Two solid red lines are also present, one on the left and one on the right, defining the boundaries of the tracts. Arrows point to the 'First Take Point' at the top and the 'Last Take Point' at the bottom, both located on the dashed red line.

**Section 5:**

- Tract 1:** NMNM 137470, W2NE4, E2NW4, NE4SW4, 200.00 ACRES
- Tract 2:** NMNM 06727, W2SE4, SE4SW4, 120.00 ACRES

**Section 8:**

- Tract 3:** NMNM 137473, E2W2, 160.00 ACRES
- Tract 4:** NMNM 18644, W2E2, 160.00 ACRES
- Tract 5:** NMNM 137474 (partially visible at the bottom right)

## **EXHIBIT “B”**

To Communitization Agreement Dated January 1, 2020 embracing the following  
described land in the W2E2 and E2W2 of Sections 5 and 8, Township 26 South, Range  
36 East, NMPM, Lea County, New Mexico

Operator of Communitized Area: Ameredev Operating, LLC

### DESCRIPTION OF LEASES COMMITTED

#### Tract No. 1

Lease Serial Number:	NMNM 137470
Description of Land Committed:	Township 26 South, Range 36 East, NMPM  Section 5: W2NE4, E2NW4, NE4SW4
Number of Acres:	200.00 Acres
Name of Working Interest Owners:	Ameredev New Mexico, LLC
Overriding Royalty Owners:	KWF Enterprises, L.P. HED Enterprises, L.P. Exile Royalty Company, LLC Michael A. Kulengusky Constitution Resources, II, LP
Current Record Title Owner:	Ameredev New Mexico, LLC

Tract No. 2

Lease Serial Number:	NMNM 06727
Description of Land Committed:	Township 26 South, Range 36 East, NMPM  Section 5: W2SE4, SE4SW4
Number of Acres:	120.00 Acres
Name of Working Interest Owners:	Ameredev New Mexico, LLC
Overriding Royalty Owners:	XTO Holdings, LLC Constitution Resources, II, LP
Current Record Title Owner:	XTO Holdings, LLC

Tract No. 3

Lease Serial Number:	NMNM 137473
Description of Land Committed:	Township 26 South, Range 36 East, NMPM  Section 8: E2W2
Number of Acres:	160.00 Acres
Name of Working Interest Owners:	Ameredev New Mexico, LLC
Overriding Royalty Owners:	KWF Enterprises, L.P. HED Enterprises, L.P. Exile Royalty Company, LLC Michael A. Kulengusky Constitution Resources, II, LP
Current Record Title Owner:	Ameredev New Mexico, LLC



Tract No. 4

Lease Serial Number:	NMNM 18644
Description of Land Committed:	Township 26 South, Range 36 East, NMPM  Section 8: W2E2
Number of Acres:	160.00 Acres
Name of Working Interest Owners:	Ameredev New Mexico, LLC
Overriding Royalty Owners:	Constitution Resources, II, LP Monty D. Mclane Alan Jochimsen States Royalty Limited Partnership Meridian Oil Production Inc. SOOL, Ltd. Marilyn Van Petten Revocable Trust Emil Mosbacher Oil and Gas LLC The Gary Laughlin Trust XTO Holdings, LLC Hansen Oil Properties, LP Virginia R. Hansen Wesley Chalfant Duane J. Magee
Current Record Title Owner:	Ameredev New Mexico, LLC

## RECAPITULATION

<u>Tract No.</u>	<u>No. of Acres Committed</u>	<u>Percentage of Interest in Communitized Area</u>
1	200.00	31.2500%
2	120.00	18.7500%
3	160.00	25.0000%
4	160.00	25.0000%
Total	640.00	100.0000%