TRACT 45984 - Caddo Parish, Louisiana

A certain Tract of land, excluding the beds and bottoms of all navigable waters, belonging to and not presently under mineral lease from Caddo Bossier Port Commission on November 12, 2025, being more fully described as follows: That certain tract or parcel of land situated in Section 3, Township 16 North, Range 13 West, Caddo Parish, Louisiana, being more particularly described in that certain Cash Sale Deed recorded, January 22, 1996 and recorded under Instrument Number 1501831 in the Conveyance Records of the Clerk of Courts office, Caddo Parish, Louisiana. Geo # 161303-000-0057-00, containing **6.895 acres**, more or less, all as more particularly outlined on a plat on file in the Office of Mineral Resources, Department of Natural Resources. The description is based on information provided by the State Agency regarding location and ownership of surface and mineral rights. All bearings, distances and coordinates, if applicable, are based on Louisiana Coordinate System of 1927, (North or South Zone).

NOTE: The above description of the Tract nominated for lease has been provided and corrected, where required, exclusively by the nomination party. Any mineral lease selected from this Tract and awarded by the Louisiana State Mineral and Energy Board shall be without warranty of any kind, either express, implied, or statutory, including, but not limited to, the implied warranties of merchantability and fitness for a particular purpose. Should the mineral lease awarded by the Louisiana State Mineral and Energy Board be subsequently modified, cancelled or abrogated due to the existence of conflicting leases, operating agreements, private claims or other future obligations or conditions which may affect all or any portion of the leased Tract, it shall not relieve the Lessee of the obligation to pay any bonus due thereon to the Louisiana State Mineral and Energy Board, nor shall the Louisiana State Mineral and Energy Board be obligated to refund any consideration paid by the Lessor prior to such modification, cancellation, or abrogation, including, but not limited to, bonuses, rentals and royalties.

NOTE: Any such lease shall cover only oil, gas condensate, and other hydrocarbons normally produced in association with oil and gas.

NOTE: Anything in such lease to the contrary notwithstanding, upon the expiration of the primary term, drilling or other operations on, or the existence of a unit well producing commercially, or capable of commercial production, from any unit established in any manner so as to include all or any part of the leases premises, and whether or not the unit well be located on the leases premises, shall maintain the lease in force only as to the portion of the leases premises which is included in such unit. If, however, the Lessee is conducting drilling operations on the leased premises or on any land which is included with any of the leased premises in any unit at the end of the primary term, or if a well located on such lands is completed or abandoned within ninety (90) days prior to the expiration of the primary term, the entire lease shall be continued in force as long as the Lessee conducts continuous drilling operations, as defined under the terms of the lease on such lands.

NOTE: Any such lease shall only cover the depths from one hundred (100) feet below the stratigraphic equivalent of the Cotton Valley Formation to one hundred (100) feet below the stratigraphic equivalent of the base of the Haynesville Shale Formation.

NOTE: The Lessee of such lease agrees to indemnify, save, and hold harmless the Lessor from and against any liability for damage to property or injury to persons, including death, or claims thereof, sustained as a result of the Lessee's operations on the leased lands.

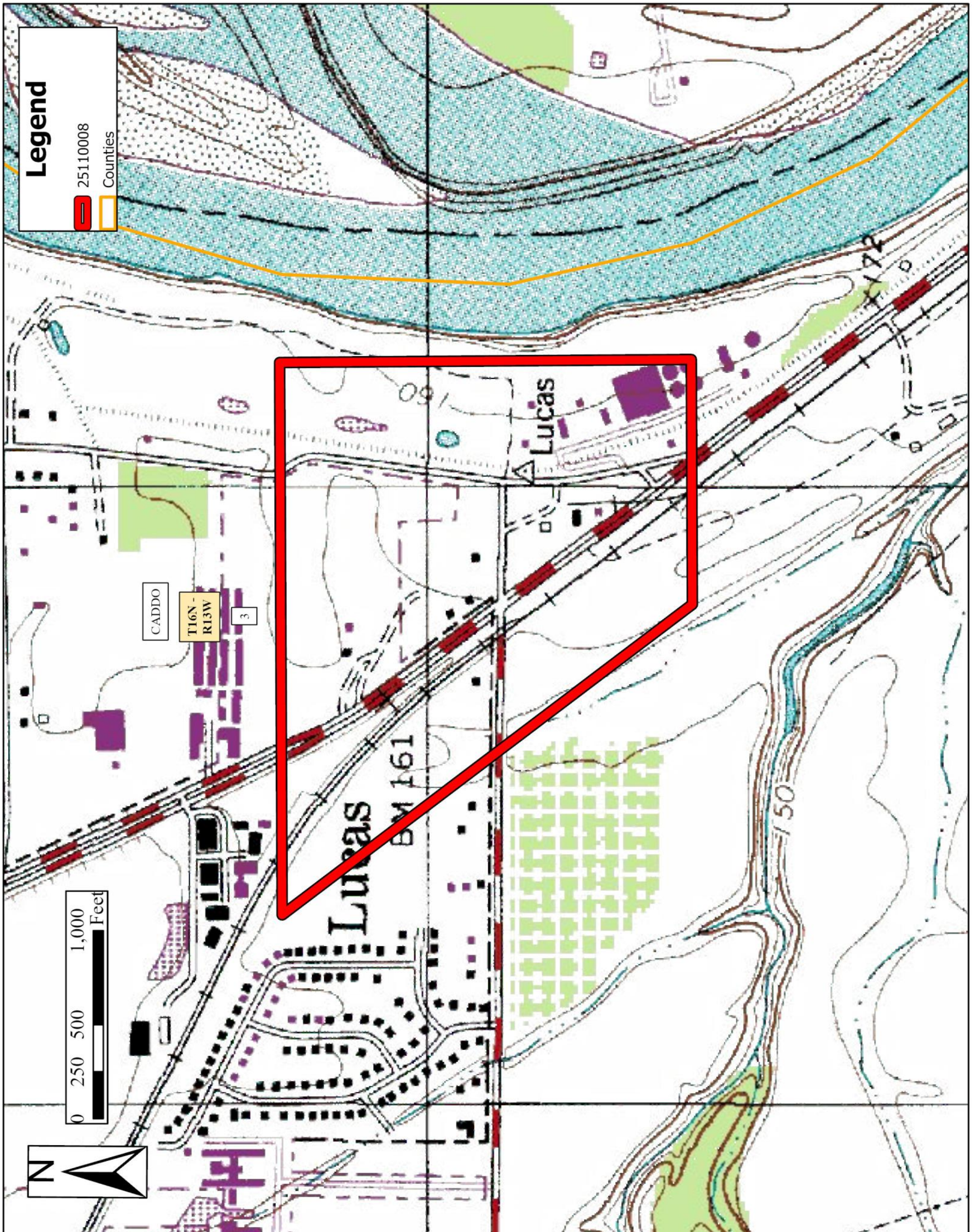
NOTE: Any such lease, or any portion thereof, is extended beyond the primary term by production, and the well or wells from which this production comes are shut-in for a period in excess of sixty (60) days for any reason, such lease will not terminate if the Lessee pays the Lessor, its heirs or assigns, a shut-in royalty in the amount of Ten and No/100 ($10.00) Dollars per acre per month for each affected mineral acre during the shut-in period, with the first shut-in payment due within thirty (30) days after the initial sixty (60) day period and monthly thereafter. The shut-in payments shall terminate when production is re-established. The maximum length of time any such lease shall be maintained by shut-in payments for any single shut-in period is one (1) year. The amount of shut-in royalty shall increase at a rate of five (5%) percent per annum compounded following the first year after the expiration of the primary term of any such lease.

NOTE: If the Lessee of such lease conducts tests or drilling on the leased lands or on land unitized or pooled therewith, the Lessee, upon receiving thirty (30) days written notice from the Lessor, agrees to supply the Lessor all data and information obtained from such tests and drilling including, but not limited to, seismograph reports, electric logs, core analysis, drill stem test data and reservoir engineering studies. The Lessor of such lease agrees to keep any data or information provided by the Lessee in strict confidence.

NOTE: The Caddo-Bossier Parishes Port Commission will require a minimum bonus of $5,000.00 per acre and a minimum royalty of not less than 1/4th or 25%.

Applicant: CYPRESS ENERGY PARTNERS, LLC to Agency and by Resolution from the Caddo Bossier Port Commission authorizing the Mineral Board to act in its behalf

Bidder	Cash Payment	Price/ Acre	Rental	Oil	Gas	Other



Office of Mineral Resources, Acres: 6.895 Tract Number: 45984