

112528

**Ratification and Confirmation
Of
Oil and Gas Lease**

The undersigned, J. T. Walker as Trustee of the Mary Baker Walker Trust dated September 27, 1997, also known as Trust No. 1 and J. T. Walker as Trustee of the Mary Baker Walker Trust dated September 27, 1997, also known as Trust No. 3, and J. T. Walker, individually (whether one or more, "Lessor"), whose address is 2547 Dorrington, Dallas, Texas 75228, and Benedum & Trees, LLC ("Lessee"), whose address is P.O. Box 141116, Las Colinas, Texas 75014, executed that certain Oil and Gas Lease (the "Lease") dated the 6th day of June, 2008, covering certain property located in Pecos County, Texas, and described on Exhibit A attached hereto (the "Leased Premises"). For and in consideration of the payment of \$10.00 cash in hand paid by Lessee to Lessor and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, Lessor and Lessee hereby agree as follows:

1. Ratification. Lessor and Lessee hereby ratify and confirm the Lease and their respective obligations thereunder and acknowledge and agree that the Lease is in full force and effect and is the legal, valid, and binding obligation of Lessor and Lessee, enforceable in accordance with its terms.

2. Effective Date. Notwithstanding anything to the contrary contained in the Lease or in that certain letter agreement dated June 6, 2008, between Lessor and Lessee, and notwithstanding the execution and recordation by Lessee of the Lease, Lessor and Lessee hereby acknowledge, covenant and agree that the "Primary Term" (as defined in the Lease) shall commence on the 20th day of August, 2008.

Executed as of the 18th day of March, 2010.

Lessor(s):

J. T. Walker as Trustee of the Mary Baker Walker Trust
dated September 27, 1997, also known as Trust No. 1

J. T. Walker, Trustee

J. T. Walker as Trustee of the Mary Baker Walker Trust
dated September 27, 1997, also known as Trust No. 3

J. T. Walker, Trustee

J. T. Walker, individually

Address: 2547 Dorrington
Dallas, Texas 75228

Lessee(s):

Benedum & Trees, LLC

By: _____

Name: Benny Barton
Title: Sole Manager

State of Texas

VOL. 814 PAGE 125

County of Dallas

Before Me, the undersigned, a Notary Public in and for said County and State, on this day personally appeared J. T. Walker, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and consideration therein expressed.

Given under my hand and seal of office this the ____th day of _____, 2010.

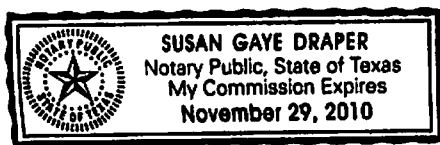
Notary Public in and for the State of Texas

State of Texas

County of Dallas

Before Me, the undersigned, a Notary Public in and for said County and State, on this day personally appeared Benny Barton, a Member of Benedum & Trees, LLC, a Texas limited liability company, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and consideration therein expressed, in the capacity therein stated, and as the act and deed of said limited liability company in the capacity therein stated.

Given under my hand and seal of office this the 18th day of March, 2010.



Susan Gaye Draper
Notary Public in and for the State of Texas

VOL. 814 PAGE 125

**Ratification and Confirmation
Of
Oil and Gas Lease**

The undersigned, J. T. Walker as Trustee of the Mary Baker Walker Trust dated September 27, 1997, also known as Trust No. 1 and J. T. Walker as Trustee of the Mary Baker Walker Trust dated September 27, 1997, also known as Trust No. 3, and J. T. Walker, individually (whether one or more, "Lessor"), whose address is 2547 Dorrington, Dallas, Texas 75228, and Benedum & Trees, LLC ("Lessee"), whose address is P.O. Box 141116, Las Colinas, Texas 75014, executed that certain Oil and Gas Lease (the "Lease") dated the 6th day of June, 2008, covering certain property located in Pecos County, Texas, and described on Exhibit A attached hereto (the "Leased Premises"). For and in consideration of the payment of \$10.00 cash in hand paid by Lessee to Lessor and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, Lessor and Lessee hereby agree as follows:


1. Ratification. Lessor and Lessee hereby ratify and confirm the Lease and their respective obligations thereunder and acknowledge and agree that the Lease is in full force and effect and is the legal, valid, and binding obligation of Lessor and Lessee, enforceable in accordance with its terms.

2. Effective Date. Notwithstanding anything to the contrary contained in the Lease or in that certain letter agreement dated June 6, 2008, between Lessor and Lessee, and notwithstanding the execution and recordation by Lessee of the Lease, Lessor and Lessee hereby acknowledge, covenant and agree that the "Primary Term" (as defined in the Lease) shall commence on the 20th day of August, 2008.

Executed as of the 18th day of March, 2010.


Lessor(s):

J. T. Walker as Trustee of the Mary Baker Walker Trust
dated September 27, 1997, also known as Trust No. 1



J. T. Walker, Trustee

J. T. Walker as Trustee of the Mary Baker Walker Trust
dated September 27, 1997, also known as Trust No. 3



J. T. Walker, Trustee



J. T. Walker, individually

Lessee(s):

Benedum & Trees, LLC

By: _____
Name: Benny Barton
Title: Sole Manager

Address: 2547 Dorrington
Dallas, Texas 75228

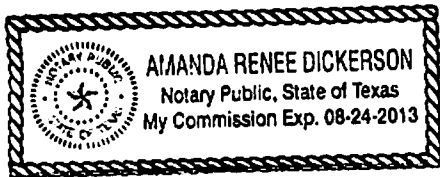
State of Texas

VOL. 814 PAGE 127

County of Dallas

Before Me, the undersigned, a Notary Public in and for said County and State, on this day personally appeared J. T. Walker, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and consideration therein expressed.

Given under my hand and seal of office this the 24th day of may, 2010.



Amanda Renee Dickerson
Notary Public in and for the State of Texas

State of Texas

County of Dallas

Before Me, the undersigned, a Notary Public in and for said County and State, on this day personally appeared Benny Barton, a Member of Benedum & Trees, LLC, a Texas limited liability company, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and consideration therein expressed, in the capacity therein stated, and as the act and deed of said limited liability company in the capacity therein stated.

Given under my hand and seal of office this the 18th day of March, 2010.

Notary Public in and for the State of Texas

VOL. 814 PAGE 127

Exhibit "A"
to Ratification and Confirmation of Oil and Gas Lease
between
Benedum & Trees, LLC, as Lessee,
and

J. T. Walker as Trustee of the Mary Baker Walker Trust dated September 27, 1997, also known as Trust No. 1 and J. T. Walker as Trustee of the Mary Baker Walker Trust dated September 27, 1997, also known as Trust No. 3, and J. T Walker, individually, as Lessor

Property Description
Pecos County, Texas

All oil, gas and other minerals in which Lessor (whether one or more) has an interest located in Pecos County, Texas including, without limitation, the following:

BLOCK 194, G.C. & S.F. RR Co. SURVEY:

Section:

55, Abstract 4372
56, Abstract 6841
57, Abstract 4377
58
59, Abstract 4376
60, Abstract 6841
81, Abstract 4380
82, Abstract 6843
83, Abstract 4375
84
85
86
87
88, Abstract 7729
89, Abstract 4374
90, Abstract 7651
91, Abstract 4369

92

93, Abstract 4378

94

95, Abstract 4362

97

BLOCK 207, T.C. RR. Co. SURVEY:

Section:

1, Abstract 4497

2

3, Abstract 4498

4

5, Abstract 4499

6, Abstract 7585

BLOCK Z, T.C. RR. Co. SURVEY:

Section:

S/part 21, Abstract 4200

25, Abstract 416[?]

26, Abstract 4005

27, Abstract 4194

S/part 36

S/part 37

38

39

40

41

42, Abstract 5917

43, Abstract [?]049

44

S/part 45, (South of Old Spanish Trail)

S/part 52, Abstract 7054 (South of Old Spanish Trail)

53, Abstract 3800

54, Abstract 5214

BLOCK 194, G.C. & S.F. RR Co. SURVEY:

Section:

5

7

12

42

43

44

47, Abstract 4277

48, Abstract 583[?]

49, Abstract 4366

50, Abstract 5860

51, Abstract 4367

52

53, Abstract 4368

54, Abstract 5530

BLOCK Z, TEXAS CENTRAL RR CO. SURVEY:

Section:

7, Abstract 4186

8, Abstract 5738

9, Abstract 4192

10, Abstract 7743

11, Abstract 4191

12, Abstract 7148

13

14

15, Abstract 4193

16

17, Abstract 4202

18

19, Abstract 420

20

N/part 21

N/part 28

29, Abstract 4794

30

31

32

33

34

35

36

N/part 37, (North of Old Spanish Trail)

N/part 45, (North of Old Spanish Trail)

46

47, Abstract 39226 [?]

48

49, Abstract 3801 [?]

50

51 (6449.6 Ac)

N/part 52, (North of Old Spanish Trail)

BLOCK 194, G.C. & S.F. RR. Co. SURVEY:

Section:

84

86

87

88

89

BLOCK 207, T.C. RR. Co. SURVEY:

Section:

S/2 1, Abstract 449[?]

4

BLOCK Z, T.C. RR. Co. SURVEY:

Section:

25

N/2 36

S/2 41

N/part 45, (North of Old Spanish Trail)

112528

NATIFICATION OF OIL & GAS LEASE

JT WALKER TRUSTEE et al

to

BENEDUM & TREES LLC

PAID \$37.00 RMF \$10.00 CHS \$1.00

STEVEN HORN

PO BOX 2755

MIDLAND, TEXAS 79702

FILED

STATE OF TEXAS
COUNTY OF PECOS

I hereby certify that this instrument was FILED on
the date and at the time stamped hereon by me
and was duly RECORDED in the Volume and
Page of the 1955 RECORDS of Pecos
County, Texas.



BY M. Dugman DEPUTY

TRISH KING

County Clerk, Pecos County, Texas

VOL. 814 PAGE 124

RECORDED 6-2-10

FILED

AT 2:00 O'CLOCK P M

ON THE 1ST DAY OF JUNE

A.D., 2010

TRISH KING

COUNTY CLERK, PECOS COUNTY, TEXAS

BY Mary Sanchez DEPUTY