

Lincoln County

Form 3160-110  
March 1986

UNITED STATES  
DEPARTMENT OF THE INTERIOR  
BUREAU OF LAND MANAGEMENT

FORM APPROVED  
OMB No. 1004-0008  
Expires January 31, 1986

OFFER TO LEASE AND LEASE FOR OIL AND GAS

Serial No.

11-6697

The undersigned (reverse) offers to lease all or any of the lands in item 2 that are available for lease pursuant to the Mineral Leasing Act of 1920 (30 U.S.C. 181 et seq.), the Mineral Leasing Act for Acquired Lands (30 U.S.C. 351-359), the Attorney General's Opinion of April 2, 1941 (40 Op. Atty. Gen. 418, 419), and the Mineral Leasing Act of 1947 (30 U.S.C. 181-188), and the Secretary's regulations thereunder, with qualifications concerning Federal coal lease holdings provided in Sec. 2(a)(2)(A) of 117. Read Instructions Before Completing

1. Name Paul F. Sawyer  
Street 603 Dublin Drive  
City, State, Zip Code Hartford, WI 53027

2. This offer/lease is for: (Check Only One)  PUBLIC DOMAIN LANDS  ACQUIRED LANDS (percent U.S. interest \_\_\_\_\_)

Surface managing agency if other than BLM: \_\_\_\_\_ Unit/Project \_\_\_\_\_

Legal description of land requested:  
T. 2 N. R. 64 E. Meridian Mount Diablo State Nevada County Lincoln

sec. 2, lots 3, 4, S1/4, SW1/4;  
sec. 3, lots 1, 2, 3, 4, S1/4, S1/2;  
sec. 4, lots 1, 2, 3, 4, S1/4, S1/2.

Amount remitted. Filing fee \$ 75.00 Rental fee \$ 1500.00 Total acres applied for 1500.00  
Total \$ 1675.00

3. Land included in lease: DO NOT WRITE BELOW THIS LINE  
T. \_\_\_\_\_ R. \_\_\_\_\_ Meridian \_\_\_\_\_ State \_\_\_\_\_ County \_\_\_\_\_  
SAME AS ITEM 2

NOT IN A KNOWN  
GEOLOGICAL STRUCTURE

Total acres in lease 1500.00  
Rental retained \$ 1500.00

In accordance with the above offer, or the previously submitted simultaneous oil and gas lease application or competitive bid, this lease is issued granting the exclusive right to drill for, mine, extract, remove and dispose of all the oil and gas (except helium) in the lands described in item 3 together with the right to build and maintain necessary improvements thereupon for the term indicated below, subject to renewal or extension in accordance with the appropriate leasing authority. Rights granted are subject to applicable laws, the terms, conditions, and attached stipulations of this lease, the Secretary of the Interior's regulations and formal orders in effect as of lease issuance, and to regulations and formal orders hereafter promulgated when not inconsistent with lease rights granted or specific provisions of this lease.

- Type and primary term of lease:  
 Simultaneous noncompetitive lease (ten years)  
 Regular noncompetitive lease (ten years)  
 Competitive lease (five years)  
 Other \_\_\_\_\_

THE UNITED STATES OF AMERICA  
By Merle S. Bosh (Signing Officer)  
Chief, Branch of Lands and Minerals Operations  
MAY 29 1987 (Date)

EFFECTIVE DATE OF LEASE JUN 01 1987 (Date)

\*Formerly 3110-1, 2, 3, 3120-1, 7, 3130-4, 5, and 7)

Year

Year

BOOK

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Year

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4. (a) Underigned certifies that (1) offeror is a citizen of the United States, an association of such citizens, a municipality, or a corporation organized under the laws of the United States or of any State or Territory thereof, (2) all parties holding an interest in the offer are in compliance with 43 C.F.R. 3100 and the leasing authority, (3) offeror's chargeable interests, direct and indirect, in either public domain or accreted lands do not exceed 200,000 acres in total and accretions in 200,000 acres in increments and (4) offeror is not considered a minor under the laws of the State in which the lands are located and 200,000 acres (b) Underigned agrees that signature to this offer does not constitute a minor under the laws of the State in which the lands are located and 200,000 acres or separate lease that may include any land described in this offer, including all terms, conditions, and stipulations of any other lease, and any amendment or offer cannot be withdrawn, either in whole or part, unless the withdrawal is received by the BLM State Office before this lease, an amendment to this lease, or a separate lease, whichever covers the land described in the withdrawal, has been signed on behalf of the United States.

This offer will be rejected and will afford offeror no priority if it is not properly completed and executed in accordance with the regulations or if it is not accompanied by the required payments. 28 U.S.C. Sec. 1001 makes it a crime for any person knowingly and willfully to make to any Department or agency of the United States any false, fictitious or fraudulent statements or representations as to any matter within its jurisdiction.

Signature certifies compliance with qualifications concerning Federal land lease holdings provided in Section 2 (a) (2) (A) of the Mineral Leasing Act.

Duly executed this 9 day of May 19 87 Paul F. Sawyer (Signature of Lessee or Attorney-in-Fact)

LEASE TERMS

Sec. 1. Rentals—Rentals shall be paid to proper office of lessor in advance of each lease year. Annual rental rates per acre or fraction thereof are:

- (a) Simultaneous noncompetitive lease, \$1.00 for the first 5 years, thereafter, \$3.00;
(b) Regular noncompetitive lease, \$1.00;
(c) Competitive lease, \$2.00; or
(d) Other, see attachment.

If all or part of a noncompetitive leasehold is determined to be within a known geological structure or a favorable petroleum geological province, annual rental shall become \$2.00, beginning with the lease year following notice of such determination. However, a lease that would otherwise be subject to rental of more than \$2.00 shall continue to be subject to the higher rental.

If this lease or a portion thereof is committed to an approved cooperative or unit plan which includes a well capable of producing leased resources, and the plan contains a provision for allocation of production, royalties shall be paid on the production allocated to this lease. However, annual rentals shall continue to be due at the rate specified in (a), (b), (c), or (d) for those lands not within a participating area.

Failure to pay annual rental, if due, on or before the anniversary date of this lease (or next official working day if office is closed) shall automatically terminate this lease by operation of law. Rentals may be waived, reduced, or suspended by the Secretary upon a sufficient showing by lessee.

Sec. 2. Royalties—Royalties shall be paid to proper office of lessor. Royalties shall be computed in accordance with regulations on production removed or sold. Royalty rates are:

- (a) Simultaneous noncompetitive lease, 12% %;
(b) Regular noncompetitive lease, 12% %;
(c) Competitive lease, see attachment; or
(d) Other, see attachment.

Lessor reserves the right to specify whether royalty is to be paid in value or in kind, and the right to establish reasonable minimum values on products after giving lessee notice and an opportunity to be heard. When paid in value, royalties shall be due and payable on the last day of the month following the month in which production occurred. When paid in kind, production shall be delivered, unless otherwise agreed to by lessee, in merchantable condition on the premises as stored without cost to lessor. Lessee shall not be required to hold such production in storage beyond the last day of the month following the month in which production occurred, nor shall lessee be held liable for loss or destruction of royalty oil or other products in storage from causes beyond the reasonable control of lessee.

Minimum royalty shall be due for any lease year after discovery in which royalty payments aggregate less than \$1.00 per acre. Lessee shall pay such difference at end of lease year. This minimum royalty may be waived, suspended, or reduced, and the above royalty rates may be reduced, for all or portions of this lease if the Secretary determines that such action is necessary to encourage the greatest ultimate recovery of the leased resources, or is otherwise justified.

An interest charge shall be assessed on late royalty payments or underpayments in accordance with the Federal Oil and Gas Royalty Management Act of 1982 (FOGROMA) (30 Stat. 2477). Lessee shall be liable for royalty payments on oil and gas to be withheld from a lease site when such loss or waste is due to negligence on the part of the operator, or due to the failure to comply with any rule, regulation, order, or criterion issued under FOGROMA or the leasing authority.

Sec. 3. Bonds—Lessee shall file and maintain any bond required under regulations.

Sec. 4. Diligence, rate of development, utilization, and drainage—Lessee shall exercise reasonable diligence in developing and producing, and shall prevent unnecessary damage to loss of, or waste of leased resources. Lessee reserves right to specify rates of development and production in the public interest and to require lessee to subscribe to a cooperative or unit plan, within 30 days of notice, if deemed necessary for proper development and operation of area, field, or pool embracing these leased lands. Lessee shall drill and produce wells necessary to protect leased lands from drainage or pay compensatory royalty for drainage in amount determined by lessee.

Sec. 5. Documents, evidence and inspection—Lessee shall file with proper office of lessor, not later than 30 days after effective date thereof, any contract or evidence of other arrangements for sale or disposal of production. At such times and in such form as lessor may prescribe, lessee shall furnish detailed statements showing amounts and quality of all products removed and sold, proceeds therefrom, and amount used for production purposes or unavoidably lost. Lessee may be required to provide plans and schematic diagrams showing development of work and improvements, and reports with respect to parties in interest, expenditures, and depreciation costs in the form prescribed by lessor. Lessee shall keep a daily drilling record, a log, information on well surveys and tests, and a record of subsurface investigations and furnish copies to lessor when required. Lessee shall keep open at all reasonable times for inspection by any authorized officer of the lessor, the leased premises and all wells, improvements, machinery, and fixtures thereon, and all books, accounts, maps, and records relative to operations, surveys, or investigations on or in the leased lands. Lessee shall maintain copies of all contracts, sales agreements, accounting records, and documentation such as billings, invoices, or similar documentation that

support costs claimed as manufacturing, preparation, and/or transportation costs. All such records shall be maintained in lessor's accounting offices for future audit by lessor. Lessee shall maintain required records for five years after they are generated or, if an audit or investigation is underway, until released of the obligation to maintain such records by lessor.

During existence of this lease, information obtained under this section shall be closed to inspection by the public in accordance with the Freedom of Information Act (5 U.S.C. 552). Sec. 6. Conduct of operations—Lessee shall conduct operations in a manner that minimizes adverse impacts to the land, air, and water, to cultural, biological, visual, and other resources, and to other land uses of users. Lessee shall take reasonable measures deemed necessary by lessor to accomplish the intent of this section. To the extent consistent with lease rights granted, such measures may include, but are not limited to, modifications to siting or design of facilities, timing of operations, and specification of start-up and final reclamation measures. Lessor reserves the right to existing existing use and to a separate future use upon or in the leased lands, including the approval of easements or rights-of-way. Such uses shall be conditioned so as to prevent unnecessary or unreasonable interference with rights of lessee.

Prior to disturbing the surface of the leased lands, lessee shall contact lessor to be apprised of procedures to be followed and modifications or reclamation measures that may be necessary. Areas to be disturbed may require inventories or special studies to determine the extent of impacts to other resources. Lessee may be required to complete minor inventories or short term special studies under guidelines provided by lessor. If in the conduct of operations, threatened or endangered species, objects of historic or scientific interest, or substantial unanticipated environmental effects are observed, lessee shall immediately contact lessor. Lessee shall cease any operations that would result in the destruction of such species or objects.

Sec. 7. Mining operations—To the extent that impacts from mining operations would be substantially different or greater than those associated with normal drilling operations, lessor reserves the right to deny approval of such operations.

Sec. 8. Extraction of helium—Lessor reserves the option of extracting or having extracted helium from gas production in a manner specified and by means provided by lessor at no expense of lessor or owner of the gas. Lessee shall include in any contract or sale of gas the provisions of this section.

Sec. 9. Damages to property—Lessee shall pay lessor for damage to lessor's improvements, and shall save and hold lessor harmless from all claims for damage or harm to persons or property as a result of lease operations.

Sec. 10. Protection of diverse interests and equal opportunity—Lessee shall pay when due all taxes legally assessed and levied under laws of the State or of the United States, accord all employees complete freedom of association, pay all wages at least twice each month in lawful money of the United States, maintain a safe working environment in accordance with standard industry practices, and take measures necessary to protect the health and safety of the public.

Lessor reserves the right to ensure that production is sold at reasonable prices and to prevent monopoly. If lessee operates a pipeline or owns controlling interest in a pipeline or a company operating a pipeline, which may be operated exclusively to all derived from these leased lands, lessee shall comply with section 4 of the Mineral Leasing Act of 1920.

Lessee shall comply with Executive Order No. 12220 of September 24, 1985, as amended, and regulations and relevant orders of the Secretary of Labor issued pursuant thereto. Neither lessee nor lessor's subcontractors shall maintain segregated facilities.

Sec. 11. Transfer of lease interest and relinquishment of lease—As required by regulations, lessor shall file with lessor any assignment or other transfer of an interest in this lease. Lessor may terminate this lease or any part thereof by filing in the proper office a written relinquishment, which shall be effective as of the date of filing, subject to the continued obligation of the lessee and surety to pay all accrued rentals and royalties.

Sec. 12. Delivery of premises—At such time as all or portions of this lease are returned to lessor, lessee shall place affected wells in condition for suspension or abandonment, reclaim the land as specified by lessor and, within a reasonable period of time, remove equipment and improve lands not deemed necessary by lessor for preservation of productive wells.

Sec. 13. Proceedings in case of default—If lessee fails to comply with any provisions of this lease, and the producing lease continues for 30 days after written notice thereof, this lease shall be subject to cancellation. Lessee shall also be subject to applicable provisions and penalties of FOGROMA (30 Stat. 2477). However, if this lease includes land known to contain valuable deposits of leased resources, it may be cancelled only by judicial proceedings. This provision shall not be construed to prevent the exercise by lessor of any other legal and equitable remedy, including waiver of the default. Any such remedy or waiver shall not prevent later cancellation for the same default occurring at any other time.

Sec. 14. Heirs and successors in interest—Each obligation of the lease shall extend to and be binding upon, and may be enforced by, the heirs, executors, administrators, successors, beneficiaries, or assigns of the respective parties hereto.

Lincoln County

State of Wisconsin )  
                          )SS.  
County of Washington )

Before me, the undersigned authority, on this 12<sup>th</sup> day of June, 1990 personally appeared Paul F. Sawyer, who, being by me duly sworn, did say that he executed the foregoing instrument on May 2, 1987 and who acknowledged to me that he executed the same as his free act and deed for all of the purposes therein stated.

Subscribed and sworn to me this 12<sup>th</sup> day of June, 1990.

My Commission Expires  
5-1-1994

*Lori J. Horst*  
\_\_\_\_\_  
Notary Public  
by: Lori J. Horst



No. 094432  
FILED AND RECORDED AT \_\_\_\_\_  
Hixon Development  
27 June 1990  
A.T. 30. P.S. 10.0  
A 91 OFF.  
RECO 145 LINCOLN  
N.C. NEV. NEVADA.  
*Frank C. Hulse*  
FRANK C. HULSE COUNTY RECORDER

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